Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

ந.க.ஊ அ4/[illegible]/26

திருப்பரங்குன்றம் ஊராட்சி ஒன்றியம்
நாள்: .09.2026

கடிதக்குறிப்பு

பொருள் : மனைப்பிரிவு வரன்முறைப்படுத்தல் – திருப்பரங்குன்றம் ஊராட்சி ஒன்றியம், வடபழஞ்சி ஊராட்சி – சர்வே எண்கள் 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5-இல் 6.74 ஹெக்டேர் பரப்பில் அமையும் 182 மனைப்பிரிவு– வரன்முறைப்படுத்த இணையதளம் மூலம் ஒப்புதல் வழங்கப்பட்டது–மனைப்பிரிவு தொகை வரன்முறை கட்டணம் நிர்ணயிக்கப்பட்டதில் மேல்நீர்தேக்க தொட்டி அமைப்பதற்கான தொகை வசூலிக்கப்பட்டது என சான்றித்தல் – தொடர்பாக.

பார்வை : 1. திரு.M.சின்னநாச்சியப்பன் – M.வள்ளியம்மை அவர்களின் இணையதள விண்ணப்பம்.

2. தொடர்புடைய ஆவணங்கள்.

உத்தரவு –

மதுரை மாவட்டம், திருப்பரங்குன்றம் ஊராட்சி ஒன்றியம், வடபழஞ்சி ஊராட்சியில் சர்வே எண்கள்: 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5-இல் 6.74 ஹெக்டேர் பரப்பில் அமையும் 182 மனைப்பிரிவுகளுக்கு விண்ணப்பம் இணையதளத்தில் வரப்பெற்று மனைப்பிரிவிற்கான வரன்முறைப்படுத்துதல் கட்டணம் கணக்கீடு செய்து **ரூ.32,97,183/– (ரூபாய் முப்பத்து இரண்டு இலட்சத்து தொண்ணூற்று ஏழாயிரத்து நூற்று எண்பத்தி மூன்று மட்டும்)** இணையதளத்தில் நிர்ணயம் செய்யப்பட்டு மனுதாரர் 5.8.2026 அன்று செலுத்தியதை தொடர்ந்து மனைக்கான இறுதி ஒப்புதல் 08.08.2026 அன்று வழங்கப்பட்டது.

வ.எண்	மனைப்பிரிவு கட்டண விபரம்	செலுத்திய தொகை விவரம் (Rs.)
1	Layout Approval Fees	587183
2	Layout Inspection Fees	182000
3	Water Pipeline Distribution fees	1,68,000
4	Water Storage Fees	8,60,000
5	Drainage Fees	15,00,000
	Total Fees	**Rs.32,97,183/–**

மேற்படி மனைப்பிரிவிற்கு வரன்முறைப்படுத்த நிர்ணயம் செய்யப்பட்ட தொகையில் மனைப்பிரிவிற்குள் குடிநீர் இணைப்பு வழங்குவதற்கான கட்டணம் மற்றும் புதிய மேல்நீர் தேக்க தொட்டி அமைப்பதற்கான கட்டணம் மேற்கண்டவாறு வசூலிக்கப்பட்டுள்ளது என்பதை தெரிவித்துக் கொள்கிறேன்.

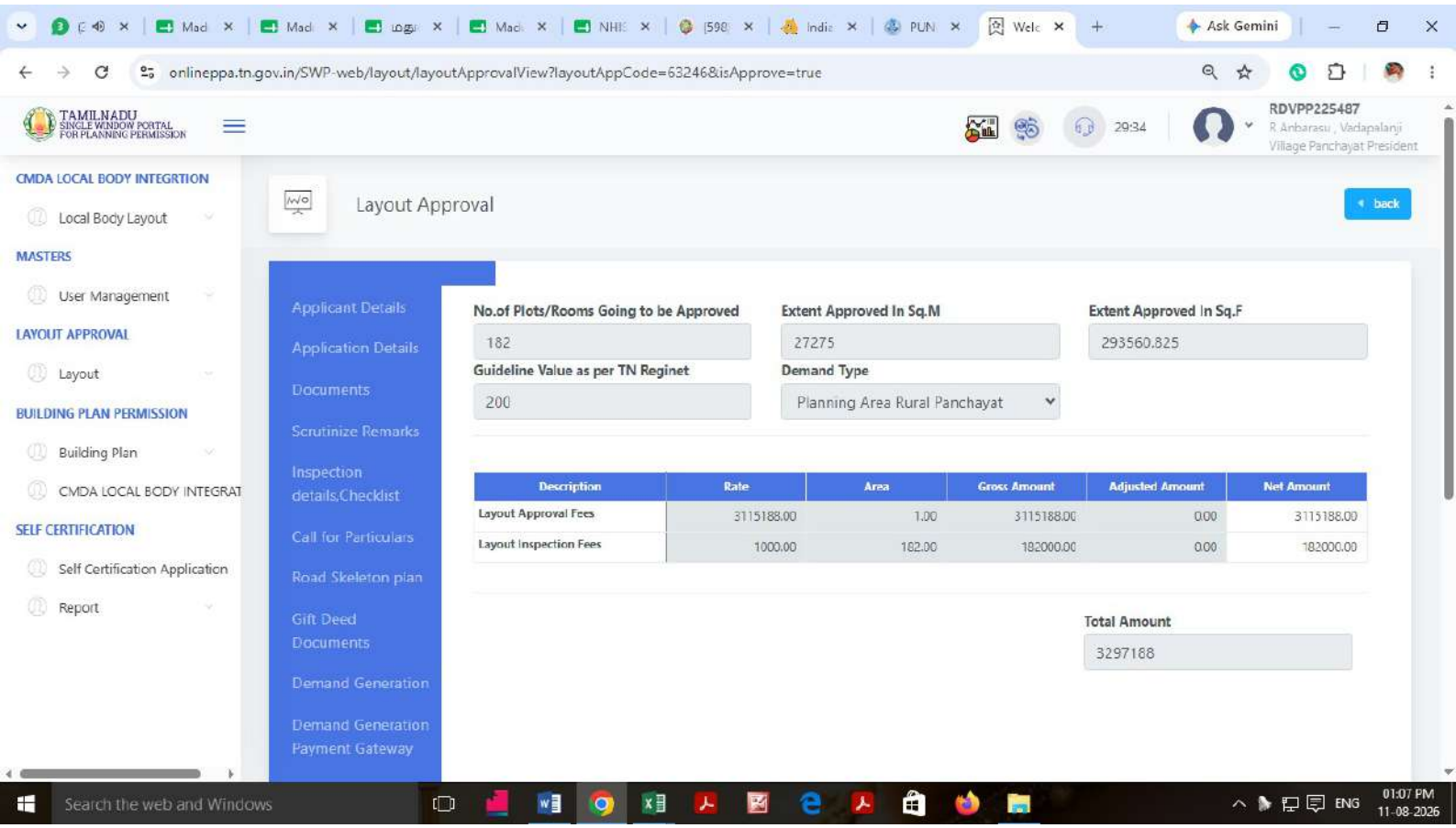
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
திருப்பரங்குன்றம் ஊராட்சி ஒன்றியம்

பெறுநர்

M.சின்னநாச்சியப்பன் – M.வள்ளியம்மை
6–7/3, சின்னநாச்சியப்பன் சாலை,
விஸ்வநாதபுரம்,
மதுரை–625014.

நகல்– The Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge, Egmore, Chennai-600 008 அவர்களுக்கு தகவலுக்காக அனுப்பப்படுகிறது.

Scanned with OKEN Scanner


onlineppa.tn.gov.in/SWP-web/layout/layoutApprovalView?layoutAppCode=63246&isApprove=true
TAMILNADU SINGLE WINDOW PORTAL FOR PLANNING PERMISSION
29:34
RDVPP225487
R Anbarasu , Vadapalanji
Village Panchayat President
CMDA LOCAL BODY INTEGRTION
Local Body Layout
MASTERS
User Management
LAYOUT APPROVAL
Layout
BUILDING PLAN PERMISSION
Building Plan
CMDA LOCAL BODY INTEGRAT
SELF CERTIFICATION
Self Certification Application
Report
Layout Approval
back
Applicant Details
Application Details
Documents
Scrutinize Remarks
Inspection details,Checklist
Call for Particulars
Road Skeleton plan
Gift Deed Documents
Demand Generation
Demand Generation Payment Gateway
No.of Plots/Rooms Going to be Approved
182
Extent Approved In Sq.M
27275
Extent Approved In Sq.F
293560.825
Guideline Value as per TN Reginet
200
Demand Type
Planning Area Rural Panchayat
Description
Rate
Area
Gross Amount
Adjusted Amount
Net Amount
Layout Approval Fees
3115188.00
1.00
3115188.00
0.00
3115188.00
Layout Inspection Fees
1000.00
182.00
182000.00
0.00
182000.00
Total Amount
3297188
Search the web and Windows
ENG
01:07 PM
11-08-2026

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project Survey Numbers: S.No. 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5 of Thenpalanji Village, Vadapalanji Panchayat, Tirupparankundram Taluk, Madurai District.

Date:02.09.2026

M.Chinna Nachiappan and M.Valliammai, (Name of the Promoters)
D.NO. 6-7/3, Chinna Nachiappan Salai
Viswanathapuram,
Madurai -625014 (Address of the Promoter)

Subject: Certificate for "AI CITY"

Sir,

I, Er. R.Agalya B.E., (name of the Architect/Licensed Surveyor) having Registration No. RE/Gr-II/DTCP/Trichy/June-2024/014 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "AI CITY" situated on the Plot bearing S.No. 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5 demarcated by its boundaries (latitude and longitude of the end points) 9.913925° and 78.00570°of Thenpalanji Village, Vadapalanji Panchayat, Tirupparankundram Taluk, Madurai District measuring 27275.76 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by M.Chinna Nachiappan and M.Valliammai (Name of the Promoters)

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this

certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by DTCP (Name of the sanctioned authority) vide Planning Permission No.167/2026 dated 26/03/2026. Local Body / Town Panchayat / Municipality No. ONLINE/002/Vadapalanji/2026 dated 08/08/2026. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Over Head Tank	Payment done to local body and letter submitted
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

Yours Faithfully,

Er.R.AGALYA,B.E.,
REGISTERED ENGINEER (Gr-II)
1/86,Selliyamman Koil Street,
Kulumur, Sendurai, Ariyalur - 621714
Cell: 73588 83088
RE. Gr.-II/DTCP/Trichy/June-2024/014

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mrs. R. AGALYA** has enrolled as **REGISTERED ENGINEER GRADE-II** with this office who has the qualification of **DEGREE OF BACHALOR OF CIVIL ENGINEERING** and experience in the relevant field for 11 years.

She has been given the Registration No.RE Gr-II/DTCP/TRICHY/JUNE - 2024 /014 on 14.06.2024

She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules 2019, approved vide G.O (Ms) No.18 MAWS (MA1) Department dated 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience,

This Registration is valid up to 13.06.2029



14/6/2024.

Joint Director/Member Secretary(F.A.C),
District Town And Country Planning,
Tiruchirappalli District.

14/6/24










R
GPS Map Camera
Thenpalanji,Tamil nadu,India
Madurai West, Madurai, Tamil Nadu 625021, India
Lat 9.914131, Long 78.005793
Tuesday, 01/09/2026 05:26 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Thenpalanji,Tamil nadu,India
Madurai West, Madurai, Tamil Nadu 625021, India
Lat 9.914419, Long 78.005791
Tuesday, 01/09/2026 05:27 PM GMT+05:30
Note : Captured by GPS Map Camera


R
GPS Map Camera
Thenpalanji,Tamil nadu,India
Madurai West, Madurai, Tamil Nadu 625021, India
Lat 9.914131, Long 78.005793
Tuesday, 01/09/2026 05:26 PM GMT+05:30
Note : Captured by GPS Map Camera


AI
CITY
R
GPS Map Camera
Thenpalanji,Tamil nadu,India
Madurai West, Madurai, Tamil Nadu 625021, India
Lat 9.914131, Long 78.005793
Tuesday, 01/09/2026 05:26 PM GMT+05:30
Note : Captured by GPS Map Camera


R
GPS Map Camera
Thenpalanji,Tamil nadu,India
Madurai West, Madurai, Tamil Nadu 625021, India
Lat 9.914131, Long 78.005793
Tuesday, 01/09/2026 05:26 PM GMT+05:30
Note : Captured by GPS Map Camera

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.