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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Date: 01-Sep-2026

From,
Mr. L Kirubakaran ,
No: 64/33, 5th main road,
Natesan nagar, Virugambakkam,
Chennai – 600092.

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority
Chennai .

Subject: Clarification regarding Water Charges and Development Charges paid to Kancheepuram City Municipal Corporation for the Project

Respected Sir,

I am the Promoter of the project **"AADHITHYA AVENUE"**, T.S. No. 60/1A2A1, 60/6A, 60/6B2, 60/8A2, 60/1A2B, 60/1A2A2, 197/4A of Chinnaiyankulam Village, Kancheepuram Corporation, Kancheepuram Taluk, Kancheepuram District applied with TNRERA respectfully submit the following for your kind consideration.

In connection with the above project, I have remitted the applicable **Water Charges** and **Development Charges** to the **Kancheepuram City Municipal Corporation** as per the applicable rules and regulations. The payments of **Rs:17,30,596/- (Seventeen Lakhs Thirty Thousand and Five Hundred and Ninty Six rupees only)** have been made towards obtaining the necessary infrastructure development requirements for the project.

Copies of the payment receipts and supporting documents are enclosed for your reference.

I kindly request TNRERA to take the above payments on record and confirm that the Water Charges and Development Charges paid to the **Kancheepuram City Municipal Corporation** satisfy the applicable statutory requirements for the project.

If any additional documents or clarification are required, I shall be pleased to furnish the same immediately.

I therefore request your good office to kindly help me to register my project at the earliest.

Thanking you.

Yours faithfully,

KANCHEEPURAM CITY MUNICIPAL CORPORTATION / காஞ்சிபுரம் மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt Number / பற்றுச்சீட்டு எண் :

Receipt Date / பற்றுச்சீட்டு நாள் : 20-Jul-2026 03:25:36 PM

Service Name / சேவையின் பெயர் : 008/01/2/26-27/0003995

Applicant Name / விண்ணப்பதாரர் பெயர் : Other Income

SI Ward / Ward பிரிவு / வார்டு :

Address / முகவரி : L KRUBAKARAN

Mobile No அலைபேசி எண் : / 9380207998

8,SNO 60/A 2A1 60/6A 60/6B2 60/BA2 60/1A2B 60/1A2A2 197/4A ,
CHINNAIVANKULAM KANCHEEPURAM ,
PIN Code -631501

S.No. / வ.எண்.	Fees Description	Amount / தொகை ₹
	Payment Mode: Cash	
1	OTHER INCOME -PF	16456.00
2	FLAG DAY FUND	50000.00
	Total / மொத்தம்	66456.00

0082962

CFC Counter / சேவை மையம்

Issued By / வழங்குபவர்

Signature கையொப்பம்

Thanks!

Payment Details : 66456.00/- / Cash

Amount in words : [illegible] Four Hundred Fifty Six Rupees and Zero Paise Only]

மழைநீர் சேகரிப்பை உங்களால் முடிந்த தொகை செலுத்தும் முன் நிலை முறையில் பயன்படுத்துவீர்களா? இணையதள முகவரி : https://tnurbanepay.tn.gov.in மண்வளம் காப்போம் !

01 :COUNTER3 1018351-F MOHANRAJ

KANCHEEPURAM CITY MUNICIPAL CORPORTATION / காஞ்சிபுரம் மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt Number / பற்றுச்சீட்டு எண் : 008/01/2/26-27/0003996

Service Name / சேவையின் பெயர் : Deposit

Applicant Name / விண்ணப்பதாரர் பெயர் : L KIRUBAKARAN

Address / முகவரி : D.NO 60/A 2A1 60/6A 60/6B2 60/BA2 60/1A2B 60/1A2A2 197/4A , CHINNAIYANKULAM KANCHEEPURAM , Pin Code -631501

Receipt Date / பற்றுச்சீட்டு நாள் : 20-Jul-2026 03:26:34 PM

SI Ward / Ward பிரிவு / வார்டு :

Mobile No அலைபேசி எண் : / 9380207998

Payment Mode: Cash

S.No. / வ.எண்.	Fees Description	Amount / தொகை ₹
1	DEPOSIT OTHERS	300000.00

0082963

Total / மொத்தம் 300000.00

CFC Counter / சேவை மையம் : Marka

Issued By / வழங்குபவர்

Signature கையொப்பம்

மழைநீர் சேகரிப்பு திட்டம் அமைத்தல் மூலம் தொகை ரூ.50,000/- வரி நிவாரணம் பெறுவீர் - விண்ணப்பிக்க இணையதள முகவரி : https://tnurbanepay.tn.gov.in மண்வளம் காப்போம்

Amount In Words : [Three Lakh Rupees and Zero Paise Only]

01 COUNTER 2 1018351-E MOHANRAJ

KANCHEEPURAM CITY MUNICIPAL CORPORTATION / காஞ்சிபுரம் மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt Number / பற்றுச்சீட்டு எண் :

Service Name / சேவையின் பெயர் : 008/01/2/26-27/0003997

Applicant Name / விண்ணப்பதாரர் பெயர் : Other Income

Address / முகவரி : E KIRUBAKARAN

8/ USB FEES,SNO 60/A 2A1 60/6A 60/6B2 60/BA2 60/1A2B 60/1A2A2

187/4A ,

CHINNAIYANKULAM KANCHEEPURAM ,

PIN Code -631501

Receipt Date / பற்றுச்சீட்டு நாள் : 20-Jul-2026 03:28:57 PM

SI Ward / Ward பிரிவு / வார்டு :

Mobile No அலைபேசி எண் : / 9380207998

Payment Mode: Cash

S.No. / வ.எண்.	Fees Description	Amount / தொகை ₹
1	OTHER INCOME -RF	1200000.00
	Total / மொத்தம்	

0082964

CFC Counter / சேவை மையம் :

Issued By / வழங்குபவர் :

Signature கையொப்பம் :

Remarks:

Amount in Words : [Twelve Lakh Rupees and Zero Paise Only]

1200000.00

மழைநீர் சேகரிப்பு அமைத்தல் மூலம் தொகை 2000000.00 தள்ளுபடி செய்யப்பட்டுள்ளது. இணையதள முகவரி : https://tnurbanepayth.gov.in மண்வளம் காப்போம் !

KANCHEEPURAM CITY MUNICIPAL CORPORTATION / காஞ்சிபுரம் மாநகராட்சி

SERVICE REQUEST RECEIPT

Receipt Number / பற்றுச்சீட்டு எண் : 008/01/2/26-27/0003994

Receipt Date / பற்றுச்சீட்டு நாள் : 20-Jul-2026 03:23:46 PM

Service Name / சேவையின் பெயர் : Building Fees

SI Ward / Ward பிரிவு / வார்டு : /

Applicant Name / விண்ணப்பதாரர் பெயர் : L KIRUBAKARAN

Mobile No அலைபேசி எண் : 9380207998

Address / முகவரி : 0,SNO 60/A 2A1 60/6A 60/6B2 60/BA2 60/1A2B 60/1A2A2 [illegible] CHINNAIYANKULAM KANCHEEPURAM , PIN Code -631501

Payment Mode: Cash

S.No. / வ.எண்.	Fees Description	Amount / தொகை ₹
1	UNAPPROVED LAYOUT DEVELOPMENT CHARGES	41140.00
2	LAYOUT SUBDIVISION FEES	48000.00
3	PLOT REGULARIZATION CHARGES	75000.00
	Total / மொத்தம்	164140.00

0082961

CFC Counter / சேவை மையம் : [illegible]

Payment Details : 164140.00

Issued By / வழங்குபவர்

Signature / கையொப்பம்

Amount In Words: One Lakh Sixty Four Thousand One Hundred Forty Rupees and Zero Paise Only

மழைநீர் சேகரிப்போம்! ஆன்லைன் மூலம் தொகை செலுத்தும் வசதி நடைமுறைபடுத்தப்பட்டுள்ளது. விண்ணப்பிக்க : https://tnurbanepay.tn.gov.in

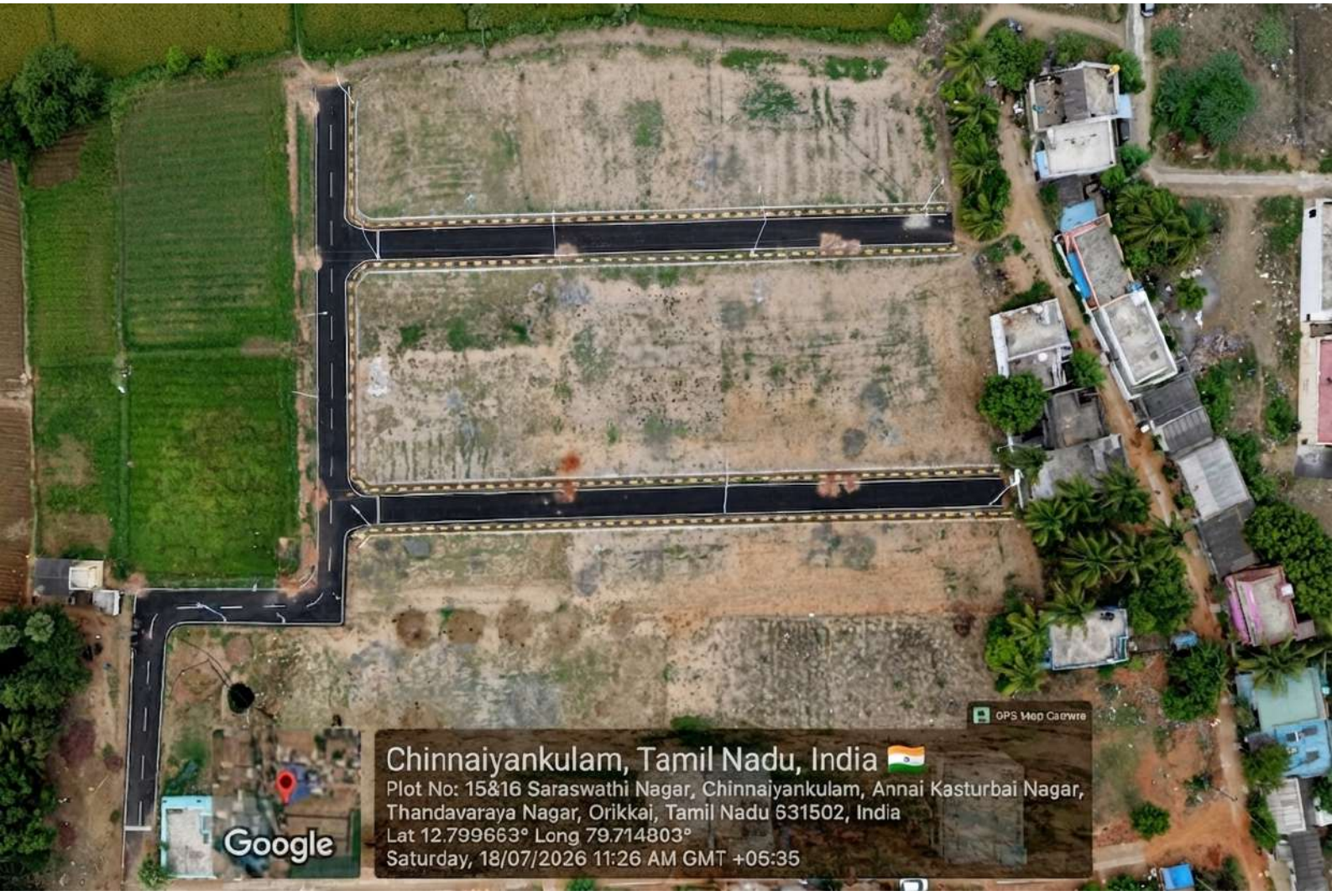
01 -COUNTER2

1018351-E MOHANRAJ


GPS Map Camera
Chinnaiyankulam, Tamil Nadu, India
Plot No: 15&16 Saraswathi Nagar, Chinnaiyankulam, Annai Kasturbai Nagar, Thandavaraya Nagar, Orikkai, Tamil Nadu 631502, India
Lat 12.799663° Long 79.714803°
Saturday, 18/07/2026 11:20 AM GMT +05:30
Google


GPS Map Camera
Chinnaiyankulam, Tamil Nadu, India
51, Thandavaraya Nagar, Chinnaiyankulam, Tamil Nadu 631502, India
Lat 12.799798° Long 79.71593°
Saturday, 18/07/2026 10:59 AM GMT +05:30
Google

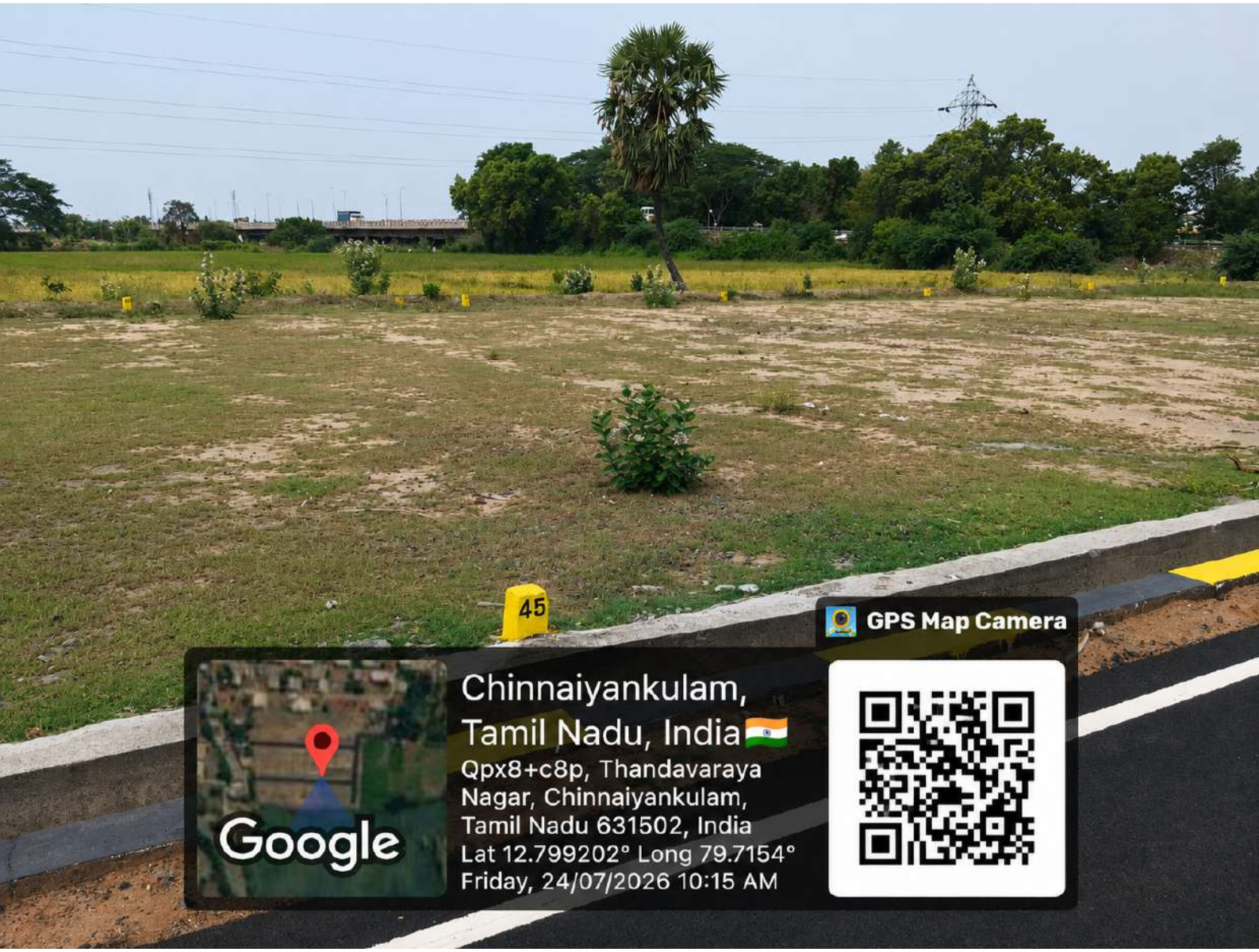

GPS Map Camera
Chinnaiyankulam, Tamil Nadu, India
Plot No: 15&16 Saraswathi Nagar, Chinnaiyankulam, Annai Kasturbai Nagar, Thandavaraya Nagar, Orikkai, Tamil Nadu 631502, India
Lat 12.799663° Long 79.714803°
Saturday, 18/07/2026 11:22 AM GMT +05:33
Google


GPS Map Camera
Chinnaiyankulam, Tamil Nadu, India 🇮🇳
Plot No: 15&16 Saraswathi Nagar, Chinnaiyankulam, Annai Kasturbai Nagar,
Thandavaraya Nagar, Orikkai, Tamil Nadu 631502, India
Lat 12.799663° Long 79.714803°
Saturday, 18/07/2026 11:26 AM GMT +05:35
Google


GPS Map Camera
Chinnaiyankulam, Tamil Nadu
Plot No: 16&16 Saraswathi Nagar, Chinnaiyankulam, Annai Kasturbai Nagar, Thandavaraya Nagar, Orikkai, Tamil Nadu 631502, India
Lat 12.799506° Long 79.715461°
Saturday, 18/07/2026 11:21 AM GMT +05:30
Google


GPS Map Camera
Chinnaiyankulam, Tamil Nadu, India
Qpx8+c8p, Thandavaraya Nagar,
Chinnaiyankulam, Orikkai, Tamil Nadu
631502, India
Lat 12.799187° Long 79.71553°
Friday, 24/07/2026 10:14 AM
Google


GPS Map Camera
Google
Chinnaiyankulam,
Tamil Nadu, India 🇮🇳
Qpx8+c8p, Thandavaraya
Nagar, Chinnaiyankulam,
Tamil Nadu 631502, India
Lat 12.799202° Long 79.7154°
Friday, 24/07/2026 10:15 AM


45
GPS Map Camera
Google
Chinnaiyankulam,
Tamil Nadu, India
Qpx8+c8p, Thandavaraya
Nagar, Chinnaiyankulam,
Tamil Nadu 631502, India
Lat 12.799202° Long 79.7154°
Friday, 24/07/2026 10:15 AM

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.