Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FL 492311

TRISTAR REALTORS
COIMBATORE

30/7/26

30.07.2026

From

M/s. Tristar Realtors,
Rep. by its Partners Mr. R. Ravikumar and K. Kolandavelu,
NO. 43 Casa Grande Esetnia, Kalapatti, Coimbatore- 641048

To

The Tamilnadu Real Estate Regulatory Authority,
No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai-600 102.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No.220/1K1 measuring an extent of 1.12 Acre (4545.00 Sq.mts) situated in Nasiyanur "A" Village, Nasiyanur Town Panchayat, Erode Taluk, Erode District, Tamilnadu. – Constructing OHT - Reply-Regarding.

For Tristar Realtors

Partner

For Tristar Realtors

Partner

Ref: Application No. TNRERA/PLF/4623/2026 dated 28-06-2026

We, R. Ravikumar and K. Kolandavelu (Partners of M/s. Tristar Realtors) of the above mentioned layout, registered the same and received Application No. TNRERA/PLF/4623/2026 dated 28-06-2026.

Here, We want to clarify for the query. Since our layout extension is 1.12 Acre (4545.00 Sq.mts) and OHT is not mentioned in improvement systems list in the layout. Whereas, We have paid the Development Charges on 13.10.2025, Layout Centage Charges on 11.06.2026 for other laying improvements to the systems in respect of road, water supply, sewerage, drainage and electric power supply.

Hence, kindly consider my reply as sufficient for your query and approve the RERA Layout registration for my project file Application No. TNRERA/PLF/4623/2026.

Documents attached-

1. Payment Receipts of improvements to the systems.

Thanks and Regards,

For Tristar Realtors

R. Ravikumar Partner

For Tristar Realtors

K. Kolandavelu Partner

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	TRISTAR REALSTORS	**Payment Generated**	:	07/10/2025
Application No	:	0R8672U5	**Payment Completed**	:	13/10/2025
Fees Type	:	**Demand Fees**			
Receipt Number	:	2025101350838			
Transaction ID	:	1527959485313			

Demand Details:

S.No	Description	Amount
1	Display Board Charges	10000.00
2	SubDivision Charges	8000.00
3	Development Charges	22900.00

Total Amount : 40900

Amount In Words : Rupees Forty Thousand Nine Hundred Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 11/06/2026

Applicant Name : TRISTAR REALSTORS

Application No : 0R8672U5

Fees Type : **Demand Fees**

Receipt Number : 2026061150838

Transaction ID : 11000367434010

Purpose

S.No	Description	Amount
1	Scrutiny Fees	0.00
2	Inspection Fees	0.00
3	Vacant Land Tax	0.00
4	Centage Charges	188154.00
5	Library Cess	0.00
6	Street Light	0.00
7	Storm Water drain	0.00

With Regards,
DTCP

S.No	Description	Amount
8	Road	0.00
9	Water Supply	0.00
10	other Charges	0.00

Total Amount : 188154

Amount In Words : Rupees One Lakh Eighty Eight Thousand One Hundred Fifty Four Only

With Regards,
DTCP

GPS Map Camera

Nasiyanur, Tamil Nadu, India

8jqv+mc4, Nasiyanur, Tamil Nadu 638107, India

Lat 11.340112° Long 77.642852°

Wednesday, 24/06/2026 09:23 AM GMT +05:30


GPS Map Camera
Nasiyanur, Tamil Nadu, India 🇮🇳
88/105, Nasiyanur, Tamil Nadu 638107, India
Lat 11.340639° Long 77.6429°
Wednesday, 24/06/2026 09:21 AM GMT +05:30
Google

GPS Map Camera

Nasiyanur, Tamil Nadu, India 🇮🇳

8jqv+mc4, Nasiyanur, Tamil Nadu 638107, India

Lat 11.339862° Long 77.64268°

Wednesday, 24/06/2026 11:22 AM GMT +05:30


VASAGAM
GRANDE
GPS Map Camera
Nasiyanur, Tamil Nadu, India
220/1, Nasiyanur, Tamil Nadu 638107, India
Lat 11.339144° Long 77.642737°
Wednesday, 24/06/2026 09:26 AM GMT +05:30
Google

GPS Map Camera

Nasiyanur, Tamil Nadu, India 🇮🇳

88/105, Nasiyanur, Tamil Nadu 638107, India

Lat 11.340651° Long 77.64288°

Wednesday, 24/06/2026 09:20 AM GMT +05:30

GPS Map Camera

Nasiyanur, Tamil Nadu, India

8jqv+mc4, Nasiyanur, Tamil Nadu 638107, India

Lat 11.340112° Long 77.642852°

Wednesday, 24/06/2026 09:23 AM GMT +05:30


Vasagam Grande



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.