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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Date: 28-02-2026

From
R Rajendran
Ulagapuram, Perundurai,
Gnanipalayam,
Erode – 638112

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 133, G- Block, 1st Avenue, Anna Nagar (East),
Chennai – 600102.

Respected Sir / Madam,

Sub: Clarification regarding construction of Over Head Tank (OHT) in Kuppanna Avenue – Reg;

Ref: DTCP Approval Letter No. ROC - WYNG0P4C / 2026 / TCP dated 22-01-2026;

I'm **R Rajendran** hereby submit this clarification with regard to the Over Head Tank (OHT) identified in the drone photographs submitted for the RERA Registration of the layout project namely **KUPPANNA AVENUE**, situated at S.F.No. 335/1A1B1, Thenmugam Vellode Village, Perundurai Taluk, Erode District. The said layout has been approved by the Directorate of Town and Country Planning (DTCP) vide approval proceedings dated **22-01-2026**.

As per the approved layout plan and DTCP conditions, necessary provision has been made for infrastructure facilities including water supply arrangements. Accordingly, the Over Head Tank (OHT) has been constructed in the area earmarked for public utility / local body gifted area as shown in the approved layout plan.

As per the Special Conditions Clause 1(b) of DTCP Approval Letter No. ROC - WYNG0P4C / 2026 / TCP dated 22-01-2026, the Over Head Tank (OHT) has been constructed for the purpose of providing water supply infrastructure to the layout. The said construction has not been made in any saleable plot area or road portion.

In light of the above, I humbly request the Hon'ble Authority to kindly consider this clarification and take the same on record.

Thanking you.
Yours faithfully,

R. Rajendran

(R Rajendran)

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Date: 28-02-2026

From

B. Chandru

No. 21/13, Iraniyan Veethi 2, Arts College, Rangampalayam Post,

Erode District – 638009.

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No. 133, G- Block, 1st Avenue, Anna Nagar (East),

Chennai – 600102.

Respected Sir / Madam,

Sub: Clarification regarding temporary Oolai Kudisai (Thatched Hut / ஓலைக்குடிசை) constructed in my Plot No. 4 in Kuppanna Avenue – Reg;

I'm **B. Chandru**, hereby submit this clarification with regard to the structure identified in the drone photographs (near Plot No. 5 & 6) submitted by my promoter for the RERA Registration for the layout project namely **KUPPANNA AVENUE**, situated at S.F.No. 335/1A1B1, Thenmugam Vellode Village, Perundurai Taluk, Erode District.

I have **purchased Plot No. 4** in the above layout through a registered Sale Deed Document No. 1211/2026 dated 20-02-2026 on the file of the Sub-Registrar Office Avalpoondurai.

After paying advance for purchasing the plot, I have temporarily erected an "Oolai Kudisai" (Thatched Hut / ஓலைக்குடிசை) within the boundaries of my Plot No. 4. Also, like to update you that, for my Plot No. 4 I have made the full payment to the promoter & registered the Sales Deed for my Plot.

The said temporary structure has been **constructed by me at my cost** and **for facilitating the proposed construction of my own residential house in my plot.**

The structure is purely temporary in nature and I shall remove after completion of construction of my residential house at my Plot.

In light of the above, I humbly request the Hon'ble Authority to kindly consider this explanation and allow me to use my "Oolai Kudisai" (Thatched Hut / ஓலைக்குடிசை) which I constructed by me in my plot (Plot No. 4).

Thanking you.

Yours faithfully,

B. Chandru

(B. Chandru)

Scanned with OKEN Scanner

KUPPANNA AVENUE



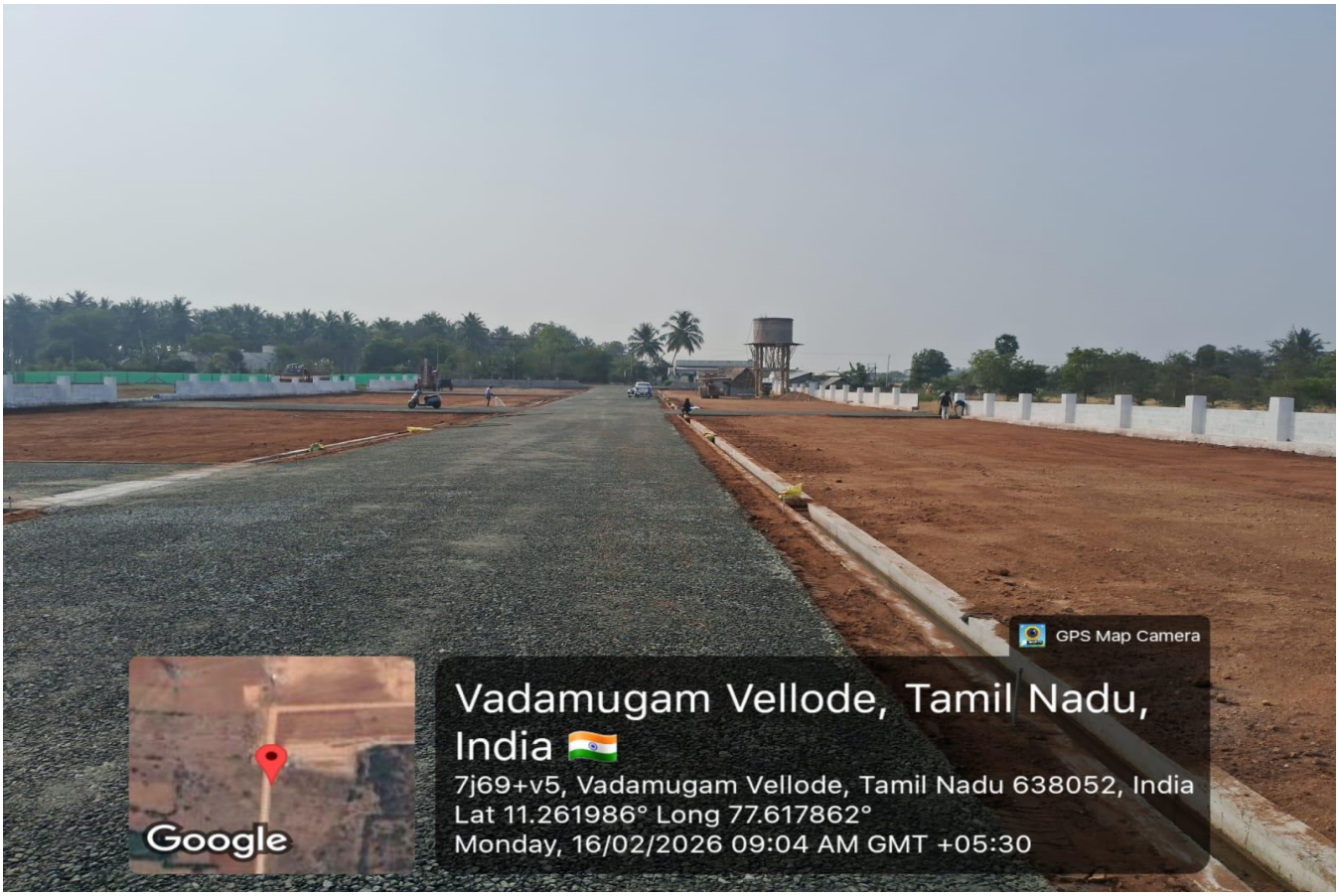


KUPPANNA AVENUE





KUPPANNA AVENUE





KUPPANNA AVENUE





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

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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.