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

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

DIGITALLY VERIFIED RECORD

**Department of Rural Development and Panchayat Raj**

**Pannimadai,222129,Periyanaicken Palayam,Coimbatore**

**Receipt of Local Body Demand Fee**

| | | |
|---|---|---|
| **Transaction ID** | : | 11000371720045 |
| **Application No** | : | UX78EL0C |
| **Scrutiny Reference** | : | |
| **Applicant Name** | : | Vijayashree |
| **Receipt Number** | : | 2026070963030 |
| **Bank Ref. No :** | : | |
| **Mode of Payment** | : | |
| **Payment Generated Date** | : | |
| **Payment Completed Date** | : | 09/07/2026 |
| **Merchant Id :** | : | |
| **Payment Gateway** | : | |
| **Merchant Txn Id** | : | |

**Demand Details:**

| S.No | Description | Amount |
|---|---|---|
| 1 | Layout Approval Fees | 181812.00 |
| 2 | Layout Inspection Fees | 30000.00 |

**Total Amount** : 211812

**Amount In Words** : Rupees Two Lakh Eleven Thousand Eight Hundred Twelve Only

**Terms and Conditions:**

1. This Payment receipt is merely an acknowledgment of the payment of the permit feee and Should not be considered as buiding Permit.
2. The amount paid is non-refundable.
3. No signature is required for documents generated electronically.

With Regards,
RDPR

This is Computer Generated Bill No Signature Required

ந.க எண்: 54/07/2026-27/ப.ஊ

ஊராட்சி மன்ற அலுவலகம்
பன்னீர்மடை ஊராட்சி
நாள் : 29/9/26

# சான்று

கோவை மாவட்டம் பெரியநாயக்கன்பாளையம் ஊராட்சி ஒன்றியம் பன்னீர்மடை ஊராட்சியில் உள்ள சர்வே எண் 140/1, 140/1A1A, 141/1B1A, & 301/1B2 -களில் 4223.00Sq.M(1.043 Acre) அளவுகளில் திருமதி. விஜயஸ்ரீ 5/382-2, குட்டை தோட்டம், பன்னீர்மடை கோவை வடக்கு தாலுக்கா கோவை -17 முகவரியில் உள்ள நபர் 14/07/2026 அன்று பன்னீர்மடை ஊராட்சியில் ONLINE PPA LAYOUT APPROVAL செய்யப்பட்டதற்கு பன்னீர்மடை ஊராட்சிக்கு கீழ்கண்ட கட்டணங்கள் செலுத்தப்பட்டதற்கு சான்று வழங்கப்படுகிறது.

(Online Application No – UX78EL0C)

பன்னீர்மடை ஊராட்சி

| S. No | Charges | SQ. Feet | RS | TOTAL RS |
|---|---|---|---|---|
| 1 | Layout Approval Charges | 45453 | 4 | 181812 |
| 2 | Water Line Charges | 0 | 0 | 0 |
| 3 | Plot Approval Fees | 20Nos | 1000 | 20000 |
| 4 | Inspection Fees | 1 | 10000 | 10000 |
| 5 | Water Storage (OHT) | Not Applicable (Upto 10,000Sq.meter) | | |
| | Total | | | 211812 |

29/9/26

தனி அலுவலர்/வட்டார வளர்ச்சி
அலுவலர்(கி.ஊ)
பன்னீர்மடை ஊராட்சி

29/9/26

பெறுநர்:
விஜயஸ்ரீ
5/382-2, குட்டை தோட்டம்
பன்னீர்மடை
கோவை - 641017

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.