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
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU FC 612873

11 DEC 2025

S.R. PANDITHAI
L.NO. 184/57/97
4/434, MOGAPPAIR WEST,
CHENNAI - 600 037.

Chitra, Arulmani
Gurusamy & Johnmani

From **Dated** 06.01.2026

Name: CHITRA, ARULMANI, GURUSAMY & JOHNMANI

Permanent Address: Rajagiri GARDAN Melavalady, Therukuchattram.
THERUKUCHATTRAM, Tiruchirappalli, Tamil Nadu, 621218

File No. - TNRERA/PLI/7617/2025

Site Address - Survey no. 37B/2B, 53/2B, 3A, 3B & 4 of **Appadurai** Village, **Lalgudi** Taluk, **Tiruchirappalli** District.

To

The Authority,
Tamil Nadu Real Estate Regulatory Authority (TN RERA),
Chennai, Tamil Nadu.

Subject: Clarification regarding boundary wall for Project Application [**Insert Your Application Number**] – Reg.

Respected Sir/Madam,

I am writing this letter in reference to my pending application for the registration of my project located at **Survey no. 37B/2B, 53/2B, 3A, 3B & 4 of Appadurai Village, Lalgudi Taluk, Tiruchirappalli District.**

I would like to formally clarify that the existing wall situated on that boundary is **not my compound wall**. It is the property of the adjacent neighbor.

I request you to kindly take this clarification on record and proceed with the further processing and approval of my RERA registration application.

Yours faithfully,

G. Chitra

(CHITRA & OTHERS)


GPS Map Camera
Esanakorai, Tamil Nadu, India
7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India
Lat 10.876037° Long 78.734823°
26/08/2025 06:15 PM GMT +05:30
Google


GPS Map Camera
Esanakorai, Tamil Nadu, India
7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India
Lat 10.876078° Long 78.735001°
26/08/2025 06:17 PM GMT +05:30
Google
















GPS Map Camera
Esanakorai, Tamil Nadu, India
7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India
Lat 10.875819° Long 78.73408°
26/08/2025 06:22 PM GMT +05:30
Google

GPS Map Camera

Esanakorai, Tamil Nadu, India

7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India

Lat 10.875396° Long 78.734048°

26/08/2025 06:24 PM GMT +05:30




GPS Map Camera
Esanakorai, Tamil Nadu, India
7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India
Lat 10.876141° Long 78.735042°
26/08/2025 06:19 PM GMT +05:30
Google

GPS Map Camera

Esanakorai, Tamil Nadu, India

7/12, Opposite Panaiyadiyan Kovil, Opposite Therkuchitram,
Esanakorai, Tamil Nadu 621218, India

Lat 10.875067° Long 78.735261°

26/08/2025 06:29 PM GMT +05:30

Google

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.