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

TIRUVARUR MUNICIPALITY

Demand Notice - Layout Approval

Generated Date :06-May-2026 17:48:39

To

Demand Notice No : LA/104/2026/011/00004

A SATHYA PRIYA Dr K ANURADHA AND SIX OTHERS

94/9,SOUTH MAIN STREET

THIRUVARUR

Subject : Issue of Demand Notice

Ref : Service Request Number 104/CP/25-26/0006028, Service Request Date 26/Feb/2026,
Service Request Name : Layout Approval
Village Name : Thiruvarur Therku Sethi, Survey Number : 2446/3,11,12,17,19, Block No : 41, No of Plots : 45, No of Units : 45, Area in Sqft : 101940.000,Survey Ward Name : 02

Based on the above Reference, we have screened your application and calculated the Demand as below for following.

S.No	Fee Description	Fee Amount
A	B	C
1	Layout - Flag Day	5000.00
2	Layout Licence Fees	15000.00
3	Layout Permission Fee	15000.00
4	APPLICATION SCRUTINY FEES	18950.00
5	Other Fees Layout Approval	25000.00
6	Layout Street Light	60000.00
7	Layout Water Connection	200000.00
8	Layout Approval Deposit	300000.00
9	Layout Strom Water Drain	1400000.00
	Total	**2038950.00**

The Mentioned Demand amount has to be paid through CFC/Online Portal.

Commissioner

TIRUVARUR MUNICIPALITY

TIRUVARUR MUNICIPALITY / திருவாரூர் நகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 104/CP/26-27/0000628	Receipt Date / பற்றுச்சீட்டு நாள்	: 12-May-2026 06:20:04 PM
Service Name / சேவையின் பெயர்	: Layout Approval payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: A SATHYA PRIYA Dr K ANURADHA AND SIX OTHERS	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD-11
Address / முகவரி	: 94/9,SOUTH MAIN STREET, THIRUVARUR, PIN Code -610001	Mobile No / அலைபேசி எண்	: 7397575690

Demand Notice No
LA/104/2026/011/00004

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Layout - Flag Day	5000.00
2	Layout Licence Fees	15000.00
3	Layout Permission Fee	15000.00
4	APPLICATION SCRUTINY FEES	18950.00
5	Other Fees Layout Approval	25000.00
6	Layout Street Light	60000.00
7	Layout Water Connection	200000.00
8	Layout Approval Deposit	300000.00
9	Layout Strom Water Drain	1400000.00
	Total / மொத்தம்	**2038950.00**

Remarks:N/A

Payment Details : 2038950.00/- Online 12-May-2026

Amount In Words : [Twenty Lakh Thirty Eight Thousand Nine Hundred Fifty Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.



Thiruvarur, Tamil Nadu, India

4 Pari nagar, Marudhapattinam Road, behind Balaji Finance, Kodikkal...

Lat: 10.767° Long: 79.65°

03/06/2026 06:40PM GMT+0530

30.7°C 189° S 25.2 km/h 39 µT

63% 29.68 inHg -70 m 122 m



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03/06/2026 06:40PM GMT+0530

30.7°C 189° S 25.2 km/h 39 µT

63% 29.68 inHg -70 m 122 m



GPS Map Camera

Thiruvarur, Tamil Nadu, India

Vijay 140-a, 140a, Vasan Nagar, Kodikkalpalayam, Thiruvarur, Tamil Nadu 610001, India
Lat 10.773598° Long 79.645297°
Wednesday, 22/07/2026 05:47 PM GMT +05:30

GPS Map Camera

Thiruvarur, Tamil Nadu, India

Vijay 140-a, 140a, Vasan Nagar, Kodikkalpalayam,
Thiruvarur, Tamil Nadu 610001, India
Lat 10.773625° Long 79.645328°
Wednesday, 22/07/2026 05:47 PM GMT +05:30

GPS Map Camera

Thiruvarur, Tamil Nadu, India

Vijay 140-a, 140a, Vasan Nagar, Kodikkalpalayam,
Thiruvarur, Tamil Nadu 610001, India
Lat 10.773625° Long 79.645338°
Wednesday, 22/07/2026 05:47 PM GMT +05:30

GPS Map Camera

Thiruvarur, Tamil Nadu, India

Vijay 140-a, 140a, Vasan Nagar, Kodikkalpalayam, Thiruvarur, Tamil Nadu 610001, India
Lat 10.773612° Long 79.645357°
Wednesday, 22/07/2026 05:48 PM GMT +05:30

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.