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RE REGULATORY RECORD

RERA Document

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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

தமிழ்நாடு பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : VENKATESAN R

மின். இ. எண்: 200024570225112 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGIINB733979622 நாள் : 11/04/2025 16:14:06

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	27626.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	2486.34
4	46942-SGST @9%	2486.34
5	62948-Rounding Off	0.32
	மொத்தம்	32599.00

தொகை (எழுத்தால்) ரூ. Thirty Two thousand Five hundred Ninety Nine only

** Support services are taxable under GST

இதர விவரங்கள் :

1.TANGEDCO CIN No. : U40109TN2009SGC073746

2.TANGEDCO GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

• இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும்:
24 மின்னகம்
94987 94987

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

G. Rohit Goutamchand

30 SEP 2025

ED 429416
R. LALITHA
STAMP VENDOR
Lic No. 8 Dist.(Cent.)/93
No.4, Thambu Chetty Street,
Chennai - 600 001.

Affidavit cum Declaration

From 23.10.2025
G. Rohit Goutamchand S/o. Goutamchand, No.1108, Gajra Nivas, 13th Cross, 2nd Stage Indira nagar, Bangalore North, Bangalore, Karnataka - 560038

To
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai- 600 008.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Ward – B, Block – 15, T.S.NO. 10/7 and 12/1 (Old Survey No. 156/5 and 154/3 measuring an extent of 1.14 Acre (4600.00 Sq.mts) situated in Thindivanam Village, Thindivanam Municipality, Thindivanam Taluk, Villupuram District, Tamilnadu.- EB bill name changing -Reply-Regarding.

Rohit

Ref: Application No. TNRERA/PLI/7282/2025 dated 23-08-2025

I, G. Rohit Goutamchand owner of the above mentioned layout, registered the same and received Application No. TNRERA/PLI/7282/2025 dated 23-08-2025. Recently, I received a query regarding EB bill name changing.

Here, I want to clarify for the query. Since, my layout and Mr.R Venkatesan's (Old S.No. 157/6 , T.S.No. 8/7 , Ward - B , Block - 15 – Form C No. TNRERA/4/LO/3345/2025 dated 01.09.2025) layout is being adjointed in the same Gps location. Since Mr.R Venkatesan' layout has no entrance and he had to use in my layout entrance, so he planned to apply new poles in my layout entrance. When Mr.R Venkatesan decided to apply new Eb poles, EB Dept. has advised him as "He should be removed old poles then only EB dept. will come and fix new poles".

So Mr.R Venkatesan decided to apply to remove old poles from the entrance in his name. This entrance is common entrance for both me and Mr.R Venkatesan layout. **As he uses my entrance, he applied for DCW bill in his name, Since he applied in his name, I am not able to apply in my name again. So I had to continue my EB bill name in his name itself (i.e. Mr.R Venkatesan-name).**

Hence, kindly consider my reply as sufficient for your query and approve the RERA Layout registration for my project file Application No. TNRERA/PLI/7282/2025.

Documents attached-

1. R Venkatesan Form C copy
2. Ariel Site images of Venkatesan and Rohit Goutamchand
3. EB bill

Thanks and Regards
G. Rohit Goutamchand

GPS Map Camera

Tindivanam, Tamil Nadu, India

35b, Murungapakkam, Tindivanam, Tamil Nadu 604001, India

Lat 12.240618° Long 79.655423°

26/07/2025 12:37 PM GMT +05:30


GPS Map Camera
Tindivanam, Tamil Nadu, India
35b, Murungapakkam, Tindivanam, Tamil Nadu 604001, India
Lat 12.240614° Long 79.655422°
26/07/2025 12:37 PM GMT +05:30
Google


GPS Map Camera
Tindivanam, Tamil Nadu, India
35b, Murungapakkam, Tindivanam, Tamil Nadu 604001, India
Lat 12.240239° Long 79.65532°
26/07/2025 12:36 PM GMT +05:30
Google

GPS Map Camera

Tindivanam, Tamil Nadu, India

35b, Murungapakkam, Tindivanam, Tamil Nadu 604001, India

Lat 12.240246° Long 79.655332°

26/07/2025 12:36 PM GMT +05:30


GPS Map Camera
Tindivanam, Tamil Nadu, India
6mr4+2m4 Salavadi Bridge, Mdr406, Murungapakkam,
Tindivanam, Tamil Nadu 604001, India
Lat 12.24024° Long 79.655577°
26/07/2025 12:35 PM GMT +05:30
Google











File No: TNRERA/PLI/7328/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/4/LO/3345/2025 dated 01.09.2025

Project Name: THIRUVAKARAI SRI VAKKIRAKALIAMMAN NAGAR

Project Details & Address:

Registration for layout of house sites with 24 Plots. Comprised in Old S.No. 157/6 , T.S.No. 8/7 , Ward - B , Block - 15 of Tindivanam Village , Tindivanam Taluk , Villupuram District. The Assistant Director , T&CP , Villupuram District has approved the Layout No. 156/2025 vide letter ROC No. MD1BS3QU/2025/TCP dated 16.07.2025. The Commissioner , Tindivanam Municipality has approved the layout vide letter No. 1651/F1/2025 dated 21.08.2025.

Applicant:
1) R.Venkatesan
25/5 , Thulukkanam Street , Avarapakkam , Tindivanam,
Villupuram District - 604 001

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

III.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

IV.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

V.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VI.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed by
Additional Director-I, TNRERA

Dated:01.09.2025
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)


Venkatesan layout

Rohit Goutamchand layout
Entrance -2
Entrance -1

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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Chennai 600 097, India
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+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.