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

அனுப்புநர்:

ஸ்ரீ வெங்கடேஸ்வரா பைனான்ஸ் - பங்குதாரர் திரு. குமரேசன்
எண்1/67, தெற்கு தெரு, தேவியாக்குறிச்சி, தலைவாசல்,
சேலம் - 636 112.

பெறுநர்:

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்(TNRERA),
NO:133, G பிளாக், 1வது அவென்யூ.
அண்ணா நகர் (கிழக்கு)
சென்னை-600102.

ஐயா,

பெரம்பலூர் மாவட்டம், பெரம்பலூர் வட்டம், பெரம்பலூர் ஊராட்சி, ஒன்றியம் சிறுவாச்சூர் கிராமம், **சர்வே எண். 277/2B, 277/3, 277/6, 278/1 - ல் 20,850 சதுர மீட்டர்** பரப்பளவில் அமைந்துள்ள மனைபிரிவினை தமிழ்நாடு மின்வாரிய கழகத்தின் உதவிப் பொறியாளர் அவர்கள் மனை பிரிவினை மேற்பார்வையிட்டு அதற்கு போதுமான அளவு புது மின் கம்பங்கள் மற்றும் தெருவிளக்குகள் அமைப்பதற்கு மதிப்பீட்டுக் கட்டணமாக (Estimation charges for New Connection) ரூபாய். 3,73,610/- தெரிவிக்கப்பட்டிருந்தது. அதன் அடிப்படையில் நாங்கள் அந்த தொகையை மின்வாரியத்திற்கு செலுத்தப்பட்டுள்ளோம் என்பதை தெரிவித்துக் கொள்கிறோம். மேலும் இதனை ஏற்றுக்கொண்டு TNRERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறோம்.

இப்படிக்கு,

For SRI VENGATESWARA FINANCE

Managing Partner

TAMILNADU ELECTRICITY GENERATION AND DISTRIBUTION CORPORATION LIMITED
DEMAND NOTICE

28-07-2026

To
The Special officer / BDO
277/2B,3,6, 278/1 ,UMA MAGESHWARI
NAGAR,PERAMBALUR,SIRUVACHUR

Application Details		Office Details	
Registration Number	:3390726395	Circle	:Perambalur
Category	:New-Service-Connection	Sub-Division	:Siruvachur
Applied Load / Phase	:1.0 / 1 Phase	Division	:Kunnam
Consumer No. - Tariff:	: - LV2A	Section	:Ae/O&M/Siruvachur

Sl.No.	Description Of Charges	Amount In Rs.
1.	61971-Estimate Charges on New Service Connections(GST Excempted)	373610.00
	Total	Rs.373610.00

You are requested to pay the charges within 15 days from the receipt of the notice.
If payment is not made within the stipulated time, the application will be cancelled without further notice.

Yours Sincerely,
AEE/Siruvachur

ASSISTANT ENGINEER,
O&M / TANGEDCO,
SIRUVACHUR.

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : THE SPECIAL OFFICER / BDO

மின். இ. எண்: 200063390726395 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGNFED889894283 நாள் : 11/08/2026 13:33:13

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61971-Estimate Charges on New Service Connections	373610.00
	மொத்தம்	373610.00

தொகை (எழுத்தால்) ரூ. Three lakhs Seventy Three thousand Six hundred Ten only

சரிபார்க்க ஸ்கேன் செய்யவும்

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL 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 7 மின்னகம்

94987 94987

ABSTRACT

Rural Development and Panchayat Raj Department - Revision of fixed rates levied for provision of new street lights to Rural Local Bodies and revision of flat rates to the Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) – Approved - Orders – Issued.

Rural Development and Panchayat Raj (SGS-3) Department

G.O.(Ms) No.76 **Dated:11.07.2013.**
விஜய, ஆனி 27,
திருவள்ளுவர் ஆண்டு 2044

Read:

(1) G.O.(Ms) No.111,Rural Development and Panchayat Raj (SGS-3) Department, dated 26.6.2007.

(2) From the Principal Secretary/ Chairman and Managing Director, Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) D.O.Letter No. CFC/REV/EE/LB/F.Flat rate/D 153/2012,dated 08.09.2012 and 4.1.2013

(3) From the Commissioner of Rural Development and Panchayat Raj, Chennai-15, letter No.81302/2012/PRI 3.2, dated 19.11.2012 and 7.3.2013.

****

ORDER:

In the G.O. first read above, orders were issued for the levy of fixed rate of Rs.9500 per pole for provision of new street lights (including the cost of tube light fittings) by the Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) to rural local bodies.

2. The Principal Secretary /Chairman and Managing Director, Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) in the letter second read above, has stated that there is an increase in the price from 80% to 86% for one street light per pole span and around Rs.50 Crores is being lost by TANGEDCO annually. Hence, considering the need for urgent revision in the above rates and the present financial position of TANGEDCO, the matter was placed before the TANGEDCO Board meeting held on 28.8.2012. The Board after discussing the issue in detail has approved the revision of rates. Consequently the TANGEDCO in its Proceedings No.108, dated 5.9.2012 has accorded approval as below:-

(i) To recommend to the Government of Tamil Nadu the proposal for seeking revision in the fixed rate levied for provision of street lights to local bodies as follows:

Sl. No.	Item	Current rate	Actual estimated expenditure	Approved revised rate
		(in Rupees)		
1.	Cost of erection of one number street light per pole span when fittings are supplied by Local Body	8,590	15,410	12,000

2.	Cost of erection of one number street light per pole span when fittings (Tube light) are supplied by TANGEDCO	9,500	17,720	13,500
3.	Cost of erection of one number street light per pole span when fittings (Sodium Vapour Lamp) are supplied by TANGEDCO	13,130	23,760	18,000

(ii) To allow TANGEDCO to carry out revision of the flat rates every year based on the cost rates prevailing during that year and to include the same in the cost data as one of the items to maintain uniformity.

3. The Principal Secretary/Chairman and Managing Director, TANGEDCO has also requested the Government to consider the critical financial position of the TANGEDCO and approve the revised cost of rate levied for provision of street lights to local bodies and to revise the flat rates every year.

4. The Commissioner of Rural Development and Panchayat Raj was requested to offer his remarks on the proposal of the Principal Secretary/Chairman and Managing Director, TANGEDCO and in his letter third read above, the Commissioner of Rural Development and Panchayat Raj has stated that the TANGEDCO may be allowed to raise not more than 1/3 of the original rate in respect of erection of pole and revision in the rates may be done by the TANGEDCO once in 5 years for the Village Panchayats as was done earlier instead of revision of rates every year which will be very difficult for the Village Panchayats to bear the yearly increased costs.

5. The Government has examined the proposal of the Principal Secretary/Chairman and Managing Director, TANGEDCO and the remarks of the Commissioner of Rural Development and Panchayat Raj in detail and issue the following orders:-

(i)To revise the fixed rate levied for provision of street lights to rural local bodies from the year 2013-14 as detailed below :-

Sl. No.	Item	Current rate	Approved revised rate
		(in Rupees)	
1.	Cost of erection of one number street light per pole span when fittings are supplied by Local Body	8,590	12,000
2.	Cost of erection of one number street light per pole span when fittings (Tube light) are supplied by TANGEDCO	9,500	13,500
3.	Cost of erection of one number street light per pole span when fittings (Sodium Vapour Lamp) are supplied by TANGEDCO	13,130	18,000

(ii) and to allow TANGEDCO to carry out the revision of the rates holding good for three years with Annual suo-motu increase of 5% for the second and third year.

4. This order issues with the concurrence of the Finance Department vide its U.O.No. 23/9/FS/P/2013, dated 28.6.2013.

(By Order of the Governor)

C.V.Sankar,
Principal Secretary to Government.

To
The Secretary to Government, Energy Department , Chennai -9
The Principal Secretary / Chairman & Managing Director,
Tamil Nadu Generation and Distribution Corporation Limited
&Tamil Nadu Electricity Board. Anna Salai, Chennai -2.
The Director of Rural Development and Panchayat Raj, Chennai -15
All District Collectors(except Chennai).
All Project Directors, District Rural Development Agency,
(Through: Director of Rural Development and Panchayat Raj,Chennai -15)
The Accountant General, Chennai 18/35/9
The Pay and Accounts Officer, Chennai-35
All District Treasury Officers,
The Pay and Accounts Officer, Madurai.
Copy to
The Senior Personal Assistant to Minister for Municipal Administration, Rural Development, Law, Courts and Prisons,Chennai-9.
The Senior Personal Assistant to Minister for Electricity and Prohibition Excise, Chennai -9.
The Finance (RD/PWII) Department, Chennai-9
SF/SC.

//forwarded by order//

Section Officer.

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.