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













भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ரூ:100/-

தமிழ்நாடு तमिलनाडु TAMILNADU

T.S. JAWAHAR
STAMP VENDOR,
TIRUVARUR-TAMILNADU
L.No: 14/92

FP 007621
27.07.2026

சாமிநாதன்
நீடாமங்கலம்

AFFIDAVIT

From:
M. SAMINATHAN ,
50, South Street,
Palaya Needamangalam ,
Needamangalam Taluk ,
Thiruvarur, District

To.
The Chair Person
TNRERA
Chennai

Sir,

I am **M. SAMINATHAN** is the promoter for the Layout named **SWAMINATHAN NAGAR** in RS. NO. **61-2, 62-3 & 62-4 , Parappamedu** Village and Panchayath, Needamangalam Taluk and Thiruvarur District, I have got approval from DTCP Thiruvarur District vide Appl. No.**28/ 2026** and Panchayath Union Office Needamangalam and Taluk , Thiruvarur District for the Residential layout for the extent of **8230.0 Sqm.** I have fulfilled the Layout conditions given by the DTCP. Thiruvarur and Local Body of Needamangalam Union. Thiruvarur District, There is no place is allocated for OHT .As per your query Street Lights are provideded and photographic evidence submitted and about your other query that is Storm water drain we have remitted amount for developments charges . Hence the Local Body has given Layout Approval . Hence I request to approve the RERA for this **SWAMINATHAN NAGAR – PARAPPANAMEDU** as early as possible .

Thanking you .

M. சாமிநாதன்.

Name and signature of the applicant

Date at THiruvarur on this Day of 26.07.2026


Map Camera
Parappanamedu, Tamil Nadu, India
Qc95+3h, Parappanamedu, Tamil Nadu 614404, India
Lat 10.76754° Long 79.408006°
Saturday, 25/07/2026 11:19 AM GMT +05:30


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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 02/04/2026

Applicant Name : M SAMINATHAN

Application No : ZST36M0R

Fees Type : **Demand Fees**

Receipt Number : 2026040260505

Transaction ID : 11000356738600

Purpose

S.No	Description	Amount
1	Layout Approval Fees	129198.00
2	Layout Inspection Fees	39000.00

Total Amount : 168198

Amount In Words : Rupees One Lakh Sixty Eight Thousand One Hundred Ninety Eight Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO THIRUVARUR

Remitter Copy

Challan Number	20260313032567	**Challan Date**	13-Mar-2026	**Payment Date**	13-Mar-2026 19:43:16
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	M SAMINATHAN
Mobile No.	9087979190	**Aadhaar No.**		**Remitter Address**	50, SOUTH STREET, PALAYANEEDAMANG
Department	02602-Directorate of Town and Country Planning	**District**	THIRUVARUR	**DDO Code**	26010074
DDO / Office Name	DISTRICT TOWN AND COUNTRY PLANNING	**Department Transaction ID**	60505_1773411113256	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	54648	60505	NA

Payment Mode	Online	**Payment Type**	RBI NEFT RTGS	**Payment Status**	Success
Challan Amount (Rs.)	54,648			**Bank Name**	SBI
Amount (in words)	Fifty Four Thousand Six Hundred Forty Eight Rupees only.			**Bank ref no.**	CPAGLWACU2

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

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Government of Tamil Nadu

E-Challan

Payable at - DTO THIRUVARUR

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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.