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

# DEPARTMENT OF TOWN AND COUNTRY PLANNING

## Payment Receipt

**Date** : 22/07/2026

**Applicant Name** : K KESAVAN

**Application No** : NI3OQHW3

**Fees Type** : **Demand Fees**

**Receipt Number** : 2026072254856

**Transaction ID** : 11000374438947

**Purpose**

| S.No | Description | Amount |
|---|---|---|
| 1 | Scrutiny Fees | 24000.00 |
| 2 | Inspection Fees | 6866.00 |
| 3 | Vacant Land Tax | 78725.00 |
| 4 | Centage Charges | 0.00 |
| 5 | Library Cess | 7873.00 |
| 6 | Street Light | 0.00 |
| 7 | Storm Water drain | 0.00 |

With Regards,
DTCP

| S.No | Description | Amount |
|---|---|---|
| 8 | Road | 0.00 |
| 9 | Water Supply | 0.00 |
| 10 | other Charges | 75000.00 |

**Total Amount** : 192464

**Amount In Words** : Rupees One Lakh Ninety Two Thousand Four Hundred Sixty Four Only

With Regards,
DTCP

நக.எண். 06 / 2026 / அ.1 /

நாள். 27.08.2026

தேர்வுநிலை பேரூராட்சி

வலங்கைமான்

# சான்று

திருவாரூர் மாவட்டம் , வலங்கைமான் பேரூராட்சிக்குட்பட்ட நி. அ. எண். 90/7A2 மற்றும் 92/1 4577 ச.மீ பரப்பளவு கொண்ட மனைப்பிரிவில் அமையும் குடியிருப்பு மனைப்பிரிவுக்கு, நகர் ஊரமைப்பு இணை இயக்குநர் / உதவி இயக்குநர் , திருவாரூர் அவர்களின் கடிதம் நக.எண். 54856 / 2024 / TVR / 2025 / TCP / நாள். 23.12.2025-ன்படி திட்ட அனுமதி வழங்கப்பட்டதைத் தொடர்ந்து , மனுதாரரால் மழைநீர் வடிகால் , தார்சாலை மற்றும் தெருவிளக்குகள் அமைக்கப்பட்டுள்ளது. மேலும் மனைகள் அனைத்திற்கும் குடிநீர் குழாய்கள் அமைக்கப்பட்டு , பேரூராட்சியின் மெயின்குழாயில் இணைக்கப்படவுள்ளது. எனவே , மனைப்பிரிவிற்குள் மேல்நிலை நீர் தேக்கத்தொட்டி கட்ட வேண்டியதில்லை என இதன் மூலம் சான்றளிக்கப்படுகிறது.

செயல் அலுவலர்
தேர்வு நிலைப் பேரூராட்சி
வலங்கைமான் - 612 804,
திருவாரூர் மாவட்டம்.
27/08/26

பெறுதல்

கே. கேசவன்

நீத்துக்காரத்தெரு

வலங்கைமான்

Scanned with OKEN Scanner

From

Mr.K.Kesavan (Name of the Promoters)

No.16/3A,Neethukkura Street, Valangaiman Taluk,

Tiruvarur District –612804

To

Tamil Nadu Real Estate Regulatory Authority,

No. 133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai – 600102.

Subject: Request to Consider Compressed Drone Photo and Process the File

Dear Sir,

I would like to request you to kindly check the drone photographs once again. The original drone photo files are very large in size, and hence, we had to compress them before attaching them. Due to the large file size, the files were not getting uploaded otherwise.

Even after compression, most of the details are reasonably visible. I request you to kindly review the photos considering the file-size limitation.

I have also attached the GPS photographs and the requested letter for your reference. Since this has been pending for quite some time, I kindly request you to consider the available documents and help us clear the pending process.

I kindly request your support and consideration.

Thank you.

K. Kesavan


12
GPS Map Camera
Google
Valangaiman, Tamil Nadu, India
V9rm+9gx, Valangaiman, Tamil Nadu 612804, India
Lat 10.891576° Long 79.383768°
Thursday, 27/08/2026 06:10 PM GMT +05:30


GPS Map Camera
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Valangaiman, Tamil Nadu, India
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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

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# 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.