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

From ,

K. Layakh Ali
Nargis Banu
Irshad Raza
Anjum
Farida Ilias
Nesho R Nizar
Shamhoon Zeenath Jafree
11/16 Sanathi Street
Kalakad -627501
Tirunelveli dist.

Date : 25.11.2025
Chennai.

To,

The Chairman
TNRERA ,
Chennai -600008.

Ref: 1) DTCP letter ref 733K90XC/2024/TCP dated 16/07/2024 and layout approval no SWP/55/2024

2) Proceedings of the commissioner Kalakad Municipality.

Respected Sir,

We the owners of KJ Nagar layout at Kalakad Village, Nanguneri Taluk , Tirunelveli Dist , we hereby declare that all our approvals are done by DTCP department and Kalakad Municipality through Single window online portal. We have downloaded all our approvals (Layout, Local approval letter) from the single window online portal and uploaded in TNRERA online application.

Thanking you

Layakh Ali

Nargis Banu

Irshad R

Farida I.S.
Anjum

Nesho R Nizar

Shamhoon Zeenath Jaff

# KALAKAD MUNICIPALITY

**Demand Notice - Layout Approval**

**Generated Date :19-Feb-2025 13:40:20**

**To**

Demand Notice No : LA/171/2025/014/00001

Ilias Ali K

1/14, 3D EDEN APTS,pathai road

kalakadu

**Subject :** Issue of Demand Notice

**Ref :** Service Request Number 171/CP/24-25/0000835, Service Request Date 16/Jul/2024,
Service Request Name : Layout Approval
Village Name : KALAKADU PART-2, Survey Number : 797TO801, Block No : , No of Plots : 91, No of Units : 91, Area in Sqft : 197677.000,Survey Ward Name :

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 True Copy Fee | 5000.00 |
| 2 | Layout Permission Fee | 33600.00 |
| 3 | APPLICATION SCRUTINY FEES | 40800.00 |
| 4 | Layout OSR Fencing | 703489.00 |
| 5 | Layout Water Connection | 976678.00 |
| 6 | Layout Street Light | 1049497.00 |
| 7 | Layout Strom Water Drain | 7367626.00 |
| 8 | Layout Road Formation | 8258574.00 |
| | **Total** | **18435264.00** |

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

Commissioner

KALAKAD MUNICIPALITY

# KALAKAD MUNICIPALITY / களக்காடு நகராட்சி

## SERVICE REQUEST RECEIPT

**நகல்**

Service Request No. / பற்றுச்சீட்டு எண் : 171/CP/25-26/0000114

Receipt Date / பற்றுச்சீட்டு நாள் : 12-May-2025 11:50:11 AM

Service Name / சேவையின் பெயர் : Layout Approval payment

Property Tax Assessment No / :

Applicant Name / விண்ணப்பதாரர் பெயர் : Ilias Ali K

SI Ward / Ward / பிரிவு / வார்டு : N/AWARD-14

Address / முகவரி : 1/14, 3D EDEN APTS,pathai road,
kalakadu,
PIN Code -627501

Mobile No / அலைபேசி எண் : 9600643753

Demand Notice No
LA/171/2025/014/00001

Payment Mode : Online

| S.No. / வ. எண் | Fees Description | Amount / தொகை |
|---|---|---|
| 1 | Layout True Copy Fee | 5000.00 |
| 2 | Layout Permission Fee | 33600.00 |
| 3 | APPLICATION SCRUTINY FEES | 40800.00 |
| 4 | Layout OSR Fencing | 703489.00 |
| 5 | Layout Water Connection | 976678.00 |
| 6 | Layout Street Light | 1049497.00 |
| 7 | Layout Strom Water Drain | 7367626.00 |
| 8 | Layout Road Formation | 8258574.00 |
| | **Total / மொத்தம்** | **18435264.00** |

Remarks:N/A

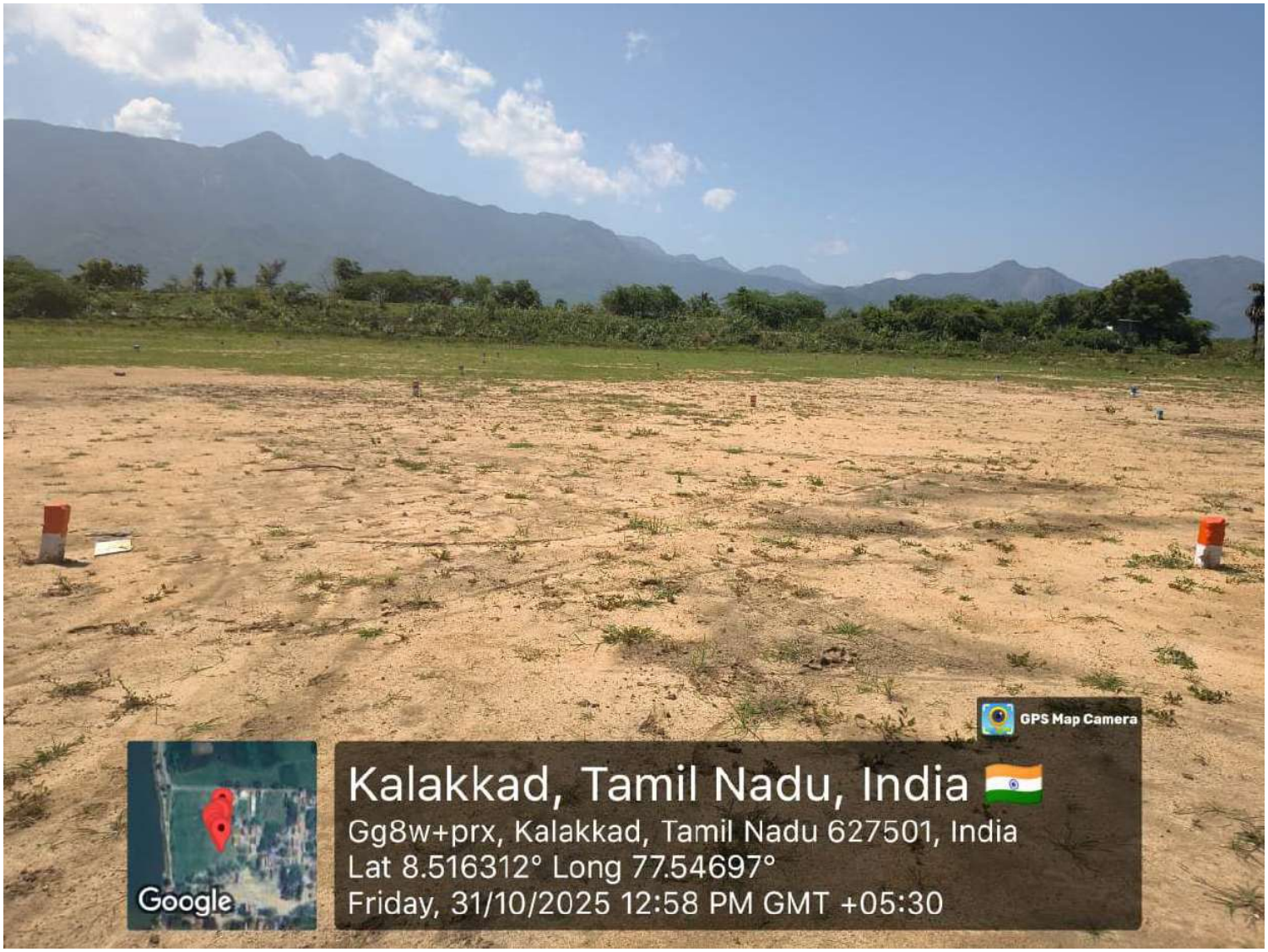
Payment Details : 18435264.00/- Online 12-May-2025

Amount In Words : [ One Crore Eighty Four Lakh Thirty Five Thousand Two Hundred Sixty Four Rupees and Zero Paise Only ]

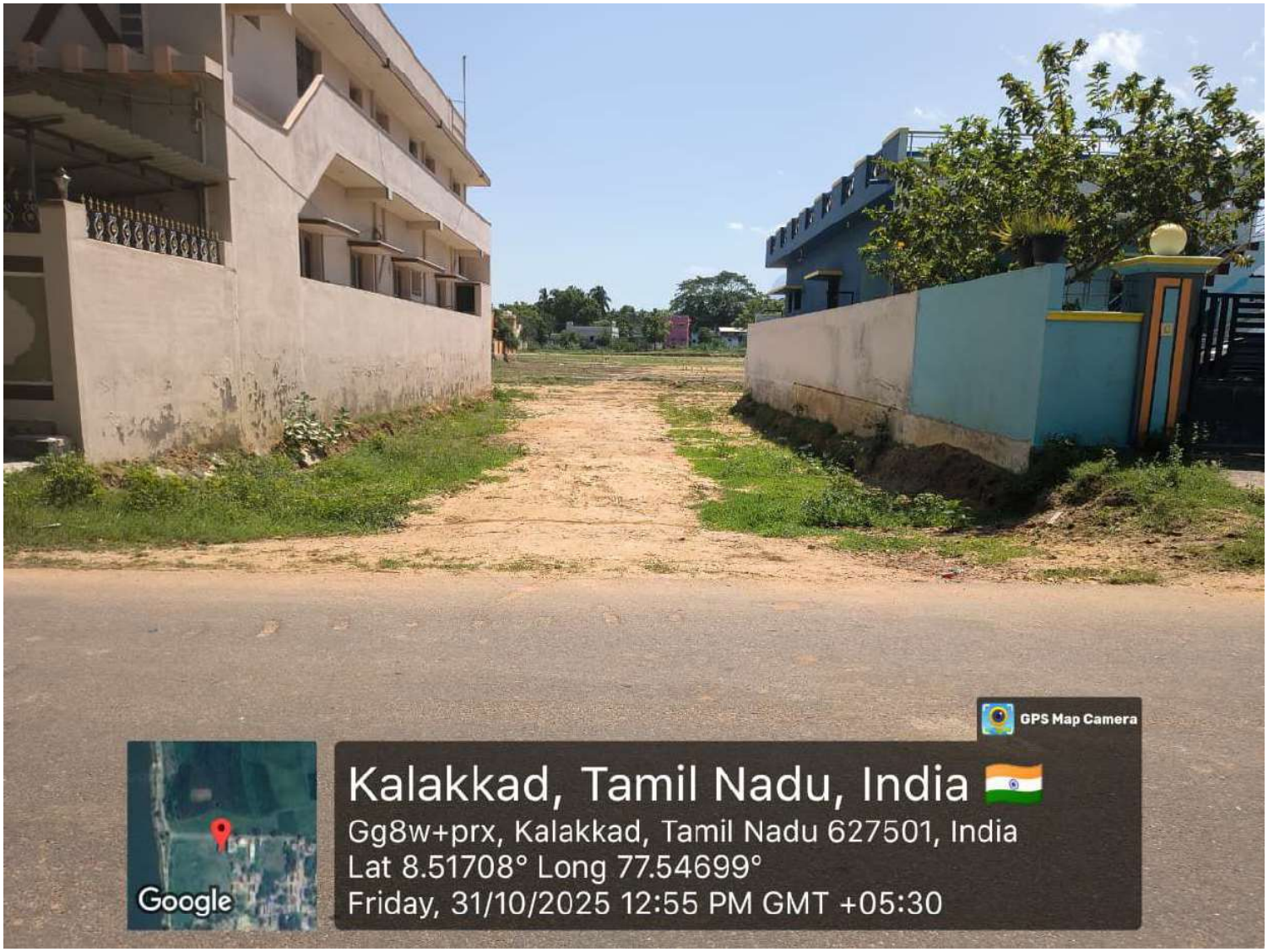
**This Receipt is electronically generated and does not require signature.**

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"

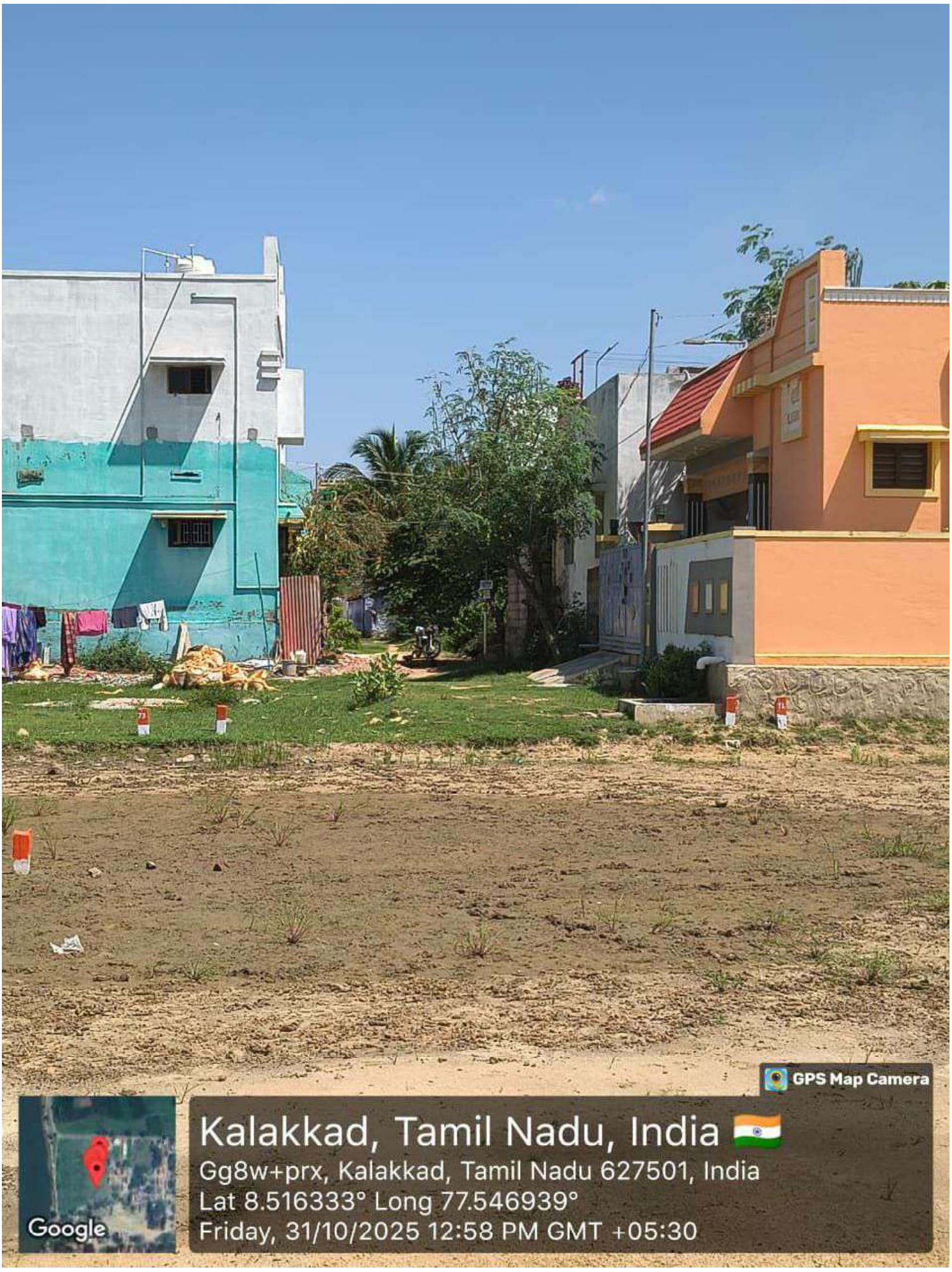

GPS Map Camera
Google
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516312° Long 77.54697°
Friday, 31/10/2025 12:58 PM GMT +05:30

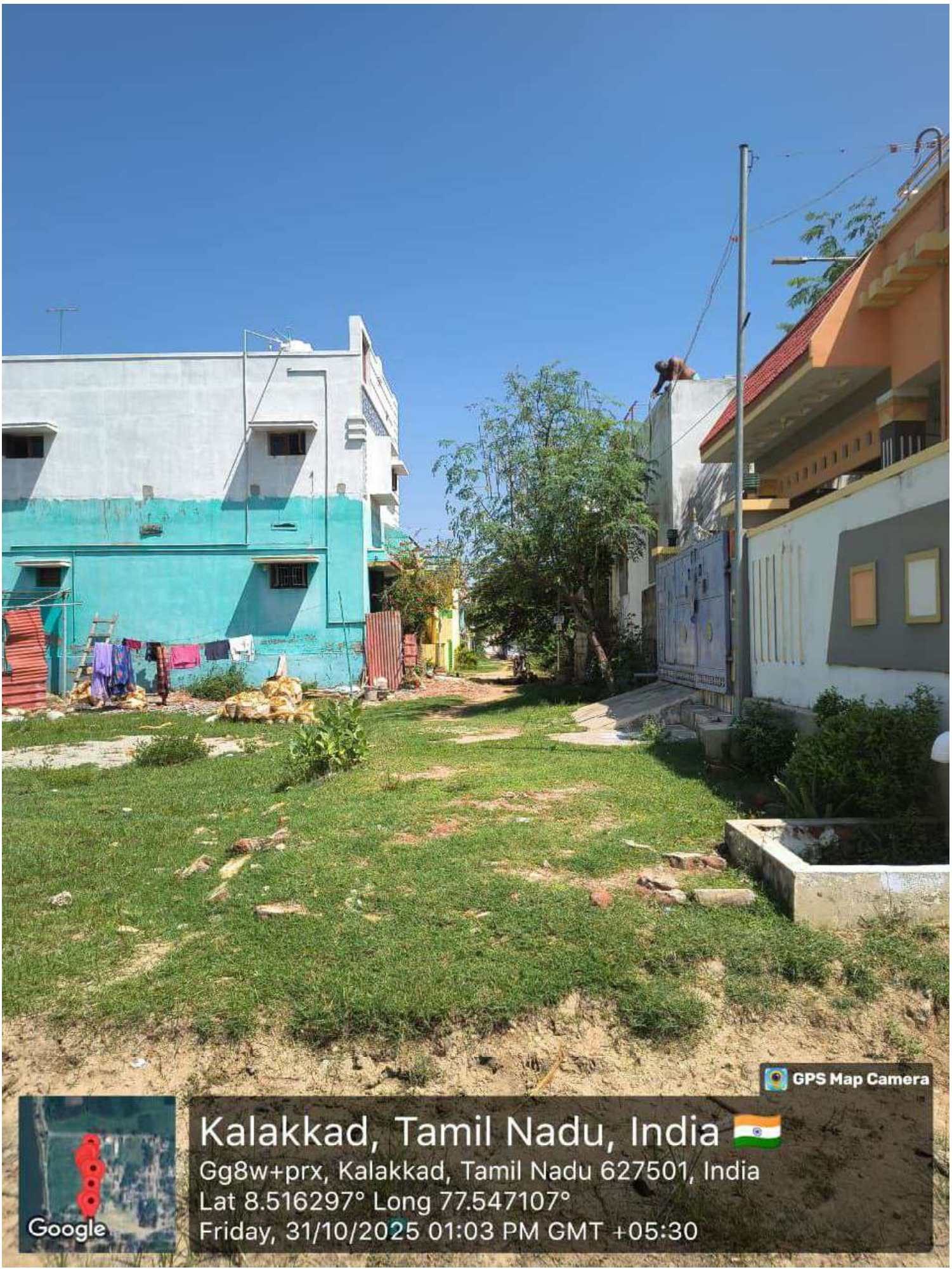

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Google


GPS Map Camera
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Lat 8.51708° Long 77.54699°
Friday, 31/10/2025 12:55 PM GMT +05:30
Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
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Friday, 31/10/2025 12:58 PM GMT +05:30
Google

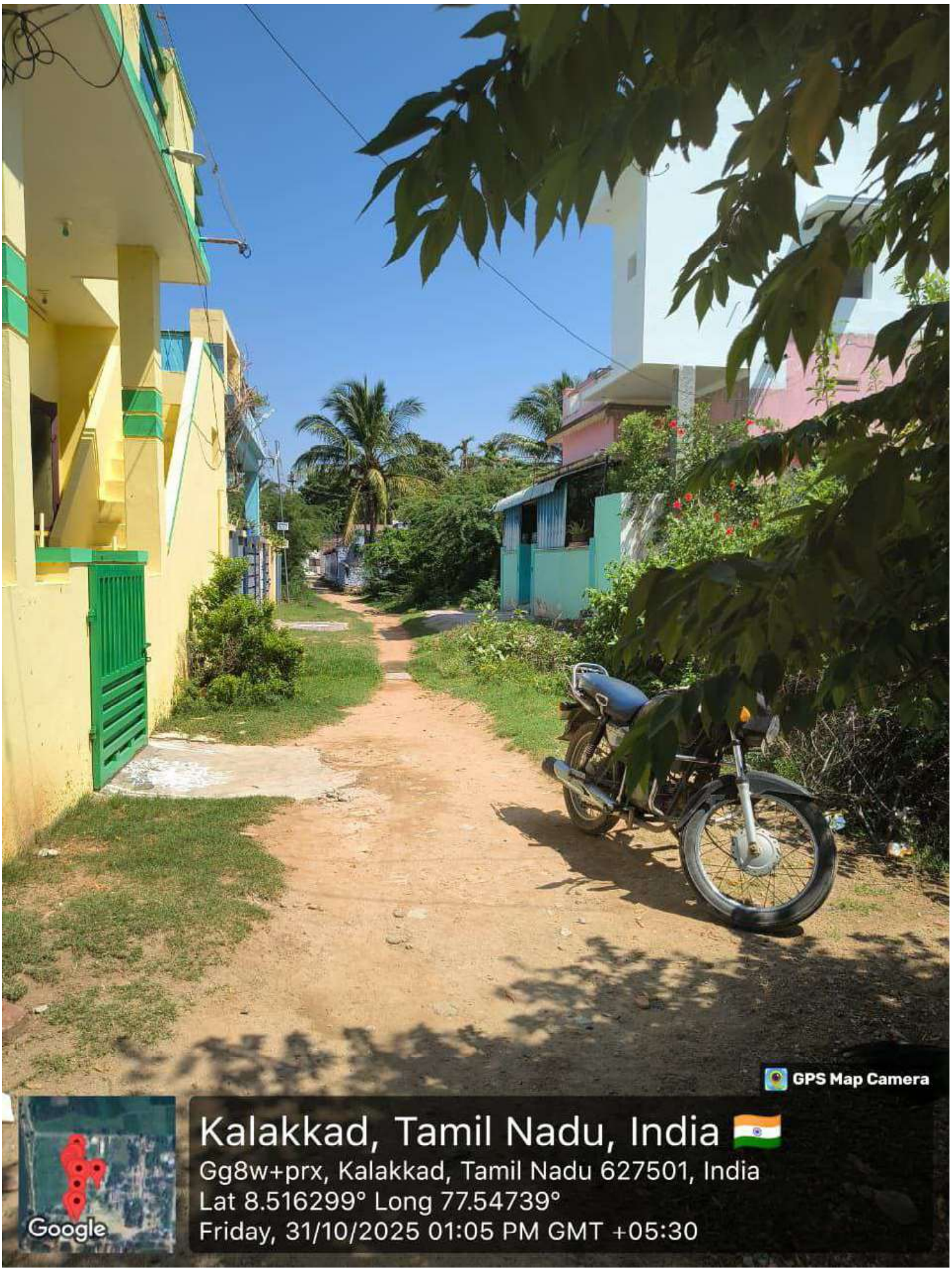

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Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516333° Long 77.546939°
Friday, 31/10/2025 12:58 PM GMT +05:30
Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516297° Long 77.547107°
Friday, 31/10/2025 01:03 PM GMT +05:30
Google


GPS Map Camera
Google
Kalakkad, Tamil Nadu, India
3, Jawahar St, Near Sri Varatharaja Perumal Temple, Kalakkad, Tamil Nadu 627501, India
Lat 8.51571° Long 77.546977°
Friday, 31/10/2025 12:59 PM GMT +05:30


GPS Map Camera
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Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516292° Long 77.54738°
Friday, 31/10/2025 01:05 PM GMT +05:30
Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516299° Long 77.54739°
Friday, 31/10/2025 01:05 PM GMT +05:30
Google


GPS Map Camera
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Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516323° Long 77.54739°
Friday, 31/10/2025 01:04 PM GMT +05:30
Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516598° Long 77.547372°
Friday, 31/10/2025 01:05 PM GMT +05:30
Google


GPS Map Camera
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Gg8w+prx, Kalakkad, Tamil Nadu 627501, India
Lat 8.516598° Long 77.547374°
Friday, 31/10/2025 01:05 PM GMT +05:30
Google


GPS Map Camera
Kalakkad, Tamil Nadu, India
Gg8w+qww, Kalakkad, Tamil Nadu 627501, India
Lat 8.517033° Long 77.547787°
Friday, 31/10/2025 01:08 PM GMT +05:30
Google









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.