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

AISWARIYAM
BUILDERS & DEVELOPERS

An ISO 9001 : 2015 Certified Company

To

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chennai.

Subject: Request to Grant RERA Approval for AISWARYAM EMPIRE CITY (TNRERA/PLF/6004/2025) – Excluding Plots 20 and 21 Affected by LT Line Crossing

Respected Sir/Madam,

We respectfully submit that we have applied for RERA approval for our layout project titled "**AISWARYAM EMPIRE CITY** ", situated at Survey No. **23/4B**, Mallavadi Village, Thurinjapuram Panchayat Union, Tiruvannamalai Taluk & District, under Application Number: TNRERA/PLF/6004/2025.

In connection with the LT line crossing issue raised from your end, we would like to inform you that the TNEB/TNPDCL LT line affects only **Plot Nos. 20 and 21 of the layout**. We have already initiated the LT line shifting process and made the necessary payment. The application for the same has been submitted under **Reference No: 200022070625190**. We have also attached the application form and payment receipt for your kind perusal.

We kindly request you to consider this situation and grant RERA approval for the rest of the layout **(1 to 19, 22 to 45, & Owner's use)** excluding only the above mentioned plots (20 and 21), Once the LT line shifting is completed and confirmed, we will process pending plot nos. 20, 21 for RERA approval.Kindly note that the payment has been made for the entire layout, including the affected plots.

We request your kind support and cooperation in issuing the RERA approval accordingly.

Thanking you.

For AISWARIYAM BUILDERS & DEVELOPERS

Partner

Yours faithfully,

044 4620 4280

info@aiswariyam.com

www.aiswariyam.com

New No.10, Old No.39, 14th Cross Street,
New Colony, Chromepet, Chennai - 600 044.

TAMIL NADU POWER DISTRIBUTION CORPORATION LIMITED

LT Online Application

(Acknowledgement)

Applicant Details

Applicant's Name:	AISWARYAM BUILDERS AND DEVELOPERS	Date of Application:	18-06-2025
Application Reference Number	200022070625190	Address :	Aiswaryam Empire City Mallavadi tiruvannamalai

Document Received:

Copy Of Aadhar Card
Sketch Showing The Location Of Shifting Electrical Utilities
Undertaking To Pay The Estimate Charges For DCW Works

Contact Details:

Section Name:	Mallavady
Address:	Vellore Road, Mallavady
Mobile Number:	9445856329
Email Address:	vmt207ae@tnebnet.org



தமிழ்நாடு பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் :	AISWARYAM BUILDERS AND DEVELOPERS		
மின். இ. எண்:	200022070625190	கட்டண முறை :	TNPDCL PAYMENT PORTAL
இரசீது எண் :	PGIINB755639907	நாள் :	18/06/2025 19:18:22

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61962-Registration cum Processing Charges**	2145.00
	மொத்தம்	2145.00

தொகை (எழுத்தால்) ரூ. Two thousand One hundred Forty Five 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

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.