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



தமிழ்நாடு तमिलनाडु TAMILNADU

FG 574034

14 AUG 2026

பா. தணிகைவேல்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 593/சே3/08-2
நாள். 19-12-08. எண். 20.
நர்மதா தெரு, கே.கே.எப் காலனி,
அம்பத்தூர், சென்னை - 600 053.

N. வினோத் குமார்
T. கௌதம்

உறுதிமொழி பத்திரம்

அனுப்புநர்:

N. வினோத் குமார் மற்றும் T. கௌதம்

எண்: A203, நியூரி ஸ்ரீரேனிகா, முதல் மெயின் ரோடு,

ஜெயச்சந்திரன் நகர், பள்ளிக்கரணை,

சோளிங்கநல்லூர், சென்னை - 621108.,

பெறுநர்:

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்(TNRERA),

NO:133, G பிளாக், 1வது அவென்யூ.

அண்ணா நகர் (கிழக்கு)

சென்னை-600102.

ஐயா,

பெரம்பலூர் மாவட்டம், வேப்பந்தட்டை வட்டம் வேப்பந்தட்டை ஊராட்சி ஒன்றியம், வேப்பந்தட்டை வடக்கு கிராமம், சர்வே எண்: **240/28, 241/3**

N. Vinoth

T. Kowtham

- ல் **22700 ச. மீ** அளவில் அமைந்துள்ள குடியிருப்பு மனை பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் DTCP அலுவலகத்தில் 07/2026 என்ற எண்ணாக ஒப்புதல் பெறப்பட்டு, தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையத்தில் (TNRERA) ஒப்புதல் பெற விண்ணப்ப எண்: **TNRERA/PLI/4573/2026** ஆக பதிவு இருந்தோம்.

மேற்படி தங்களுக்கு தெரிவிப்பது என்னவென்றால் டிடிசிபி ஒப்புதல் கடிதத்தில் உள்ள சிறப்பு நிபந்தனைகளில் 1(A) மற்றும் 1(B) ஆகிய பிரிவுகளில் குறிப்பிட்டுள்ள தார் சாலை, தெரு விளக்கு, மழைநீர் வடிகால், அமைக்கப்பட்டுள்ளது மற்றும் மேல்நிலை நீர்த்தேக்க தொட்டி (OHT) அமைக்கப்படுவதற்கு பஞ்சாயத்து அலுவலகத்தில் அதற்குண்டான **ரூ. 8,60,000/-**, நீர் விநியோகக் குழாய் அமைப்பதற்கு **ரூ. 1,68,000/-** மற்றும் இதர மேம்பாட்டு கட்டணங்களாக **ரூ.12,99,037/-** தொகையை செலுத்தி உள்ளோம். இணைய வழி ரசீது இணைக்கப்பட்டுள்ளோம் என்பதை தெரிவித்துக் கொள்கிறோம் மேலும் விரைந்து அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறோம்.

இப்படிக்கு,

N. [illegible]

T. [illegible]

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 07/04/2026

Applicant Name : N VINOD KUMAR AND T GOWTHAM

Application No : BVI37EMZ

Fees Type : **Demand Fees**

Receipt Number : 2026040755060

Transaction ID : 11000357674360

Purpose

S.No	Description	Amount
1	Layout Approval Fees	1294037.00
2	Layout Inspection Fees	5000.00

Total Amount : 1299037

Amount In Words : Rupees Twelve Lakh Ninety Nine Thousand Thirty Seven Only

With Regards,
DTCP

9. G.O.141, Housing and Urban DevelopmentDepartment, Dated:16.07.2022.
10. Applicant Thiru.N.Vinod Kumar And T Gowtham, Undertaking Letter, Dated:06.04.2026.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Veppanthattai Taluk, Veppanthattai north Village - Comprised in S.F.Nos:240/2B,241/3 with site extent of 22700 sq.m or 5.605 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the Circular in the reference 4th cited, Final Order is hereby issued for Residential Layout with 108 plots - Comprised in S.F.Nos:240/2B,241/3 with site extent of 22700 sq.m or 5.605 Acres Veppanthattai north Village, Veppanthattai Taluk, Perambalur District to the Applicant Thiru.N.Vinod Kumar And T Gowtham, Chennai.

In the reference 2nd cited, The Planning permission / Technical clearance issued by the Deputy Director, District Town and Country Planning Department, Perambalur District.

In the reference 2nd cited, road pattern for Residential Layout has been issued by the District Officer on 10.01.2026. Further the applicant. Thiru.N.Vinod Kumar And T Gowtham, Chennai has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P./Special Officer), Veppanthattai Panchayat Union on 30.01.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.07/2026.

Perambalur District, Veppanthattai Taluk, Veppanthattai north Village - Comprised in S.F.Nos:240/2B,241/3 with site extent of 22700 sq.m or 5.605 Acres total 1-108 housing plots approved for above the actions.

Further, it is ensured that Sub-division roads, Public use (A) and TANGEDCO(B) are handed over to Veppanthattai Village Panchayat, Veppanthattai Panchayat Union and its original deed is received.

Applicant. Thiru.N.Vinod Kumar And T Gowtham, Chennai, has regards local body demand and Development charges paid on dated : 07/04/2026. Received the approval demand & development charges amount.

As per the G.O. in reference 7th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.158037/-
2. Plot approval fee Rs.108000/-
3. Inspection fee Rs. 5000/-

As per the letter in reference 8th cited, Charges towards infrastructure development cost are collected as follows:

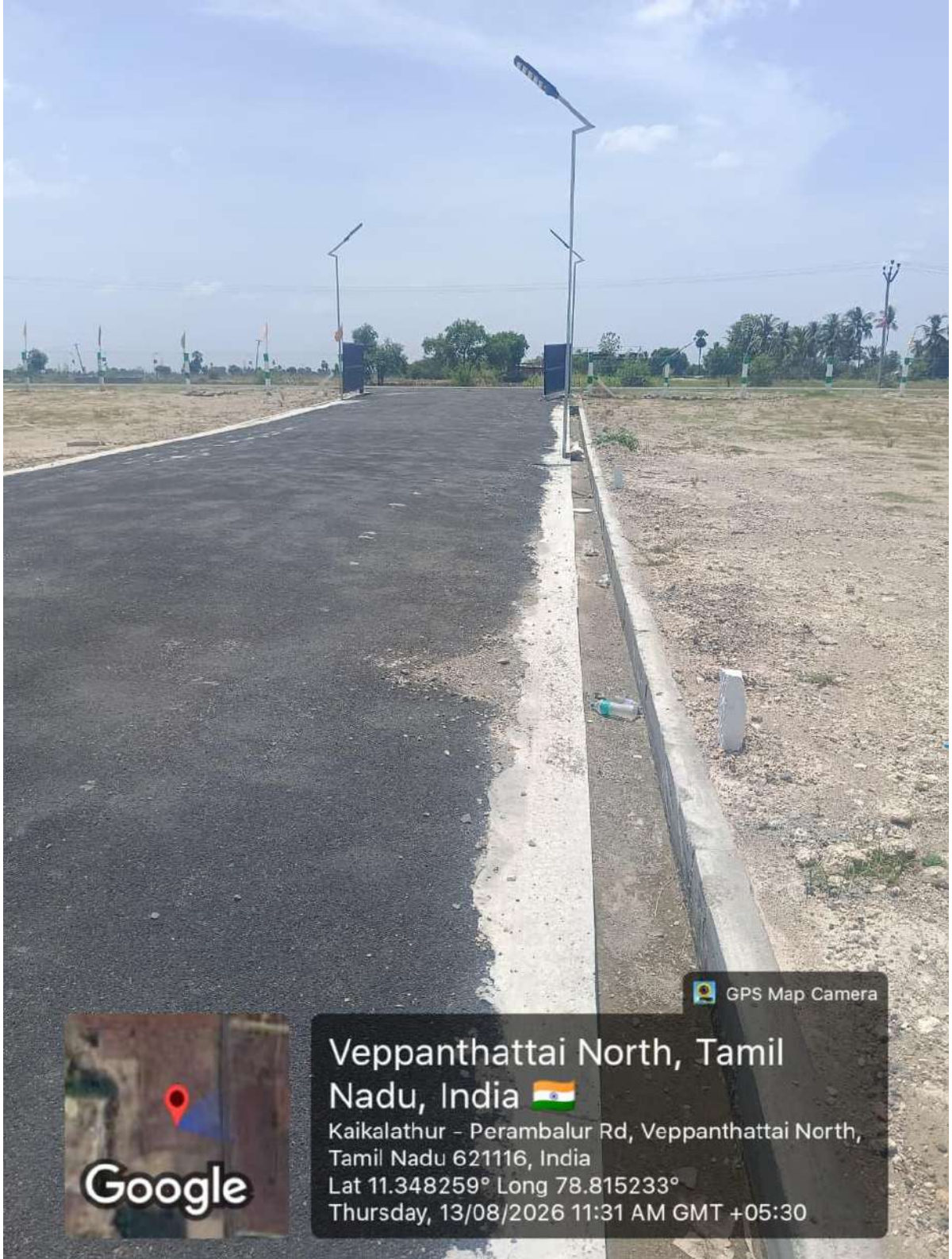
1. Laying the BT roads Rs. Nil Since Laid.
2. Providing Both sides open Drains Rs. Nil Since 75% work completed further Work in Progresse, Undertaking Letter has submitted by the applicant.
3. Providing street lights Rs. Nil Since Solar Lights Provided.
4. Providing Water Distribution Line Rs. 168000/-.
5. Providing Water Storage Rs. 860000/-.
6. Sapling were planted along the road side and instructed to protect.

Hence, considering all the factors mentioned above , final approval is hereby issued for the 108 plots made in the layout in the lands comprising S.F.Nos:240/2B,241/3 with site extent of 22700 sq.m or 5.605 Acres in Veppanthattai north Village of Body: Veppanthattai Taluk, Permabalur District, on condition that required partially drainage and culverts shall be constructed by the layout promoter / applicant for free flow of drains and used water within 30 days from the date of this order or within the period of sales of 50% of plots in the layout , whichever is earlier and the maintenance works shall be carried out by the layout promoter as per the guidelines laid down in Tamil Nadu Combined Development and Building Rules, 2019. Any deviation is noticed on the part of applicant/ layout promoter, action will be initiated under the rule 13 of the above said Rules.

As per the letter in reference 9th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners in the approval of layout that are follows:-

“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules.

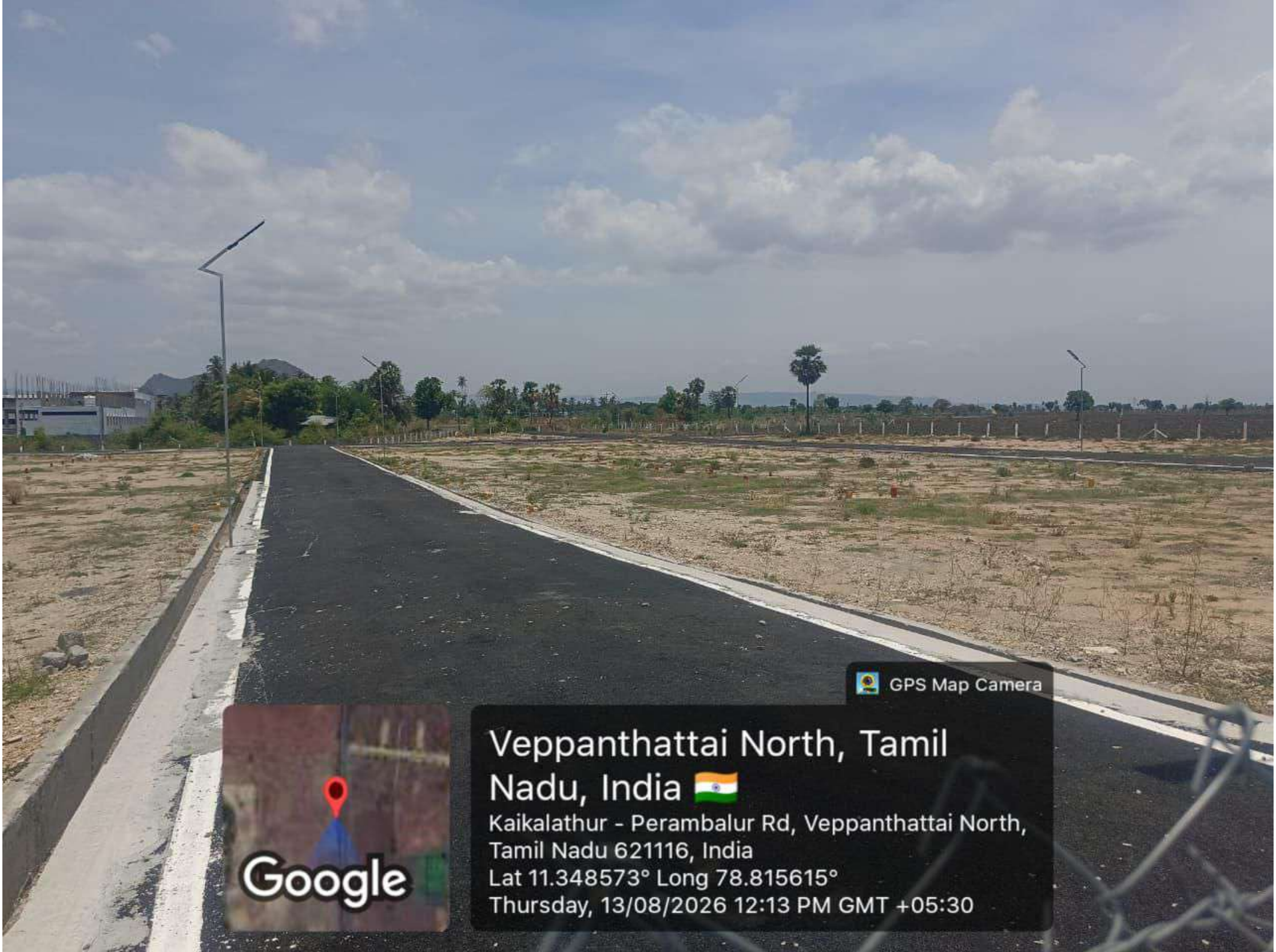
Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers.


GPS Map Camera
Veppanthattai North, Tamil Nadu, India 🇮🇳
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.348259° Long 78.815233°
Thursday, 13/08/2026 11:31 AM GMT +05:30
Google


GPS Map Camera
Veppanthattai North, Tamil Nadu, India
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.347946° Long 78.815606°
Thursday, 13/08/2026 11:33 AM GMT +05:30
Google


GPS Map Camera
Veppanthattai North, Tamil Nadu, India
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.348278° Long 78.815242°
Thursday, 13/08/2026 11:32 AM GMT +05:30
Google


GPS Map Camera
Veppanthattai North, Tamil Nadu, India
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.348599° Long 78.815684°
Thursday, 13/08/2026 12:13 PM GMT +05:30
Google


GPS Map Camera
Google
Veppanthattai North, Tamil Nadu, India 🇮🇳
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.348573° Long 78.815615°
Thursday, 13/08/2026 12:13 PM GMT +05:30


GPS Map Camera
Veppanthattai North, Tamil Nadu, India
Kaikalathur - Perambalur Rd, Veppanthattai North, Tamil Nadu 621116, India
Lat 11.348567° Long 78.815605°
Thursday, 13/08/2026 12:12 PM GMT +05:30
Google


Veppanthattai North, Tamil Nadu, India


Veppanthattai North, Tamil
Nadu, India

"Electrical Energy & Distribution Services are Exempted under GST"

தமிழ்நாடு மின் பகிர்மான கழகம் லிமிடெட்

பெரம்பலூர் மின் பகிர்மான வட்டம்

TNPDCL CIN No: U40109TN2009SGC073746

TNPDCL GSTIN : 33AADCT4784E1ZC

HSN Code: 27160000
SAC Code: 996912

மின் கட்டண இரசீது

06-348-001-664

LM41

பெயர் :

வரிசை எண் : PBLR - AA - 10038019

TRN348RS1552

மின் இ. எண் :

கட்டண விகிதம் : 23-07-2026-11:07:36

இரசீது எண் :

GST Applicable Charges :SAC Code:998631

நாள் :

வ.எண்.	கட்டண விவரம்		தொகை ரூ
47621	Deposits Collected for DCW nature (GST Applicable)	3350	
46941	CGST @ 9%	301.5	
46942	SGST @ 9%	301.5	
	Total	3953/-	
		மொத்தம்	

Three Thousand Nine Hundred And Fifty Three Only by Cash

TAMILNADU GENERATION AND DISTRIBUTION CORPORATION LIMITED
TANGEDCO

தொகை (எழுத்தால்) :

இதர விவரங்கள் :

5(i) Support services are taxable under GST

கணக்கீட்டாளர்/கணக்கீட்டு ஆய்வாளர்/வருவாய் மேற்பார்வையாளர்

உதவி மின் பொறியாளர்
இகா/வேப்பந்தட்டை

CONSUMER NAME:VINOD KUMAR CONSUMER NUMBER: 06348001664

REGION	06-Trichy	PHASE	3
CIRCLE	440-Perambalur	SANCTIONED LOAD	3 HP
SECTION	348-AE/O&M/VEPPANTHATTAI	TEMPORARILY REDUCED LOAD	
DISTRIBUTION	001-Veppanthattai	METER NUMBER	0
SERVICE NUMBER	664	ACCD* AS ON Date/ SD Available for Refund or Adj.(Rs.)	0 / NIL
ADDRESS	VENBAVUR ROAD,SF NO 241/3,VEPPANTHATAI - NORTH	MCD AS ON Date/ MCD Available for Refund or Adj.(Rs.),	0 / 0
SERVICE STATUS	ACCOUNT CLOSED	SERVICE CATEGORY	OTHERS
AADHAR	Updated	TARIFF CODE	LM41 / AGRICULTURE
GST Number		CONSUMER RATING	
PAN Number	Not Updated		

SLAB RATE

From Unit	To Unit	Rate (Rs.)	Max. Unit
1	Above	0	9999999
Min.Chrg:	0	Fixd.Cost:	0
BPSC*:	0	Welding Chrg:	0%
E.Tax:	0 % (CC + DPF + WD+RDFC)		

Interest at the rate of 2.70% p.a. for the financial year 2025-2026. is credited to such amount, held for full month(more than 30days) as advance.The amount paid as advance towards Electricity charges(Current Consumption Charges) can be adjusted only against future CC bills.

Consumption Charges and Collection Details

Assessment			Consumption Reading				Consumption	Splitup of Charges						Total Charges	Deductions		Final Bill Details		Collectio	
Date	Entry Date	Status	KWH	KVAH	Recorded Demand	Power Factor	in Units	CC Charges	Electy. Tax	Welding	Excess Demand	PF Penalty	Fixed Charges	15=9+..+14	Advance Amount Paid	Adjustment	Amount To Be paid	Due Date	Amount Paid	R
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	

Legend: ASD-Additional Security Deposit BPSC-Belated Payment Surcharge CC-Current Consumption Charges PMC-Previous Month Consumption

Consumer Rating Description: AAA-You have paid CC charges within due date. So you are positioned with higher grade "AAA"
AA-You have paid CC charges within three months (90 days) after due date and disconnection.So you are positioned with grade "AA". If paid within due date, you will be positioned with higher grade "AAA".
A-You have paid CC charges within six months(180 days) after due date and disconnection.So you are positioned with grade "A". If paid within due date, you will be positioned with higher grade "AAA".

Disconnection/Reconnection Details

DATE	READING(KW)	READING(KVAH)	STATUS	REASON
11-05-2026	0	0	PERMANENTLY DISMANTLED	PD-CONSUMER REQUEST
21-05-2026			ACCOUNT CLOSED	CONSUMER REQUEST

Miscellaneous Demand and Collection Details

Consumer No. & Slip Date	Slip Reason & Period	Total Slip Amt. in Rs.	Install. Details	Install. Amt. in Rs.	Due date	Receipt No Coll. Date	Account Description	Account wise Amt. in Rs.
348001664 08-05-26	Pending Application Charges /--/	665	0	665	07-06-2026	PGIINB860604779 08-05-2026	61964 - Name Transfer Charges	665/-
348001664 21-05-26	Auto Slip For Account Closure /--05/26	68	0	68	22-05-2026	TRN348IA1S200 21-05-2026	61952 - DISMANTLING CHARGES	68/-
348001664 10-07-26	Others 05/26--06/26	28315	1	28315	09-08-2026	PGIBP2881205203 10-07-2026	61973 - Estimate Charges on Agriculture Service Connections (GST Excempted)	28315/-

VIEW ANOTHER

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.