Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

FH 701428

Date: 20/08/2024

ஸ்ரீ வெங்கடேஸ்வரா பைனான்ஸ்
தலைவாசல்

SUB-TREASURY

க.தாமோதரன்
மு.தா.வி.எண்: 997/C1/14
49, வடக்கு அய்யனார் குளம் தெரு,
விழுப்புரம், தமிழ்நாடு.

உறுதிமொழி பத்திரம்

அனுப்புநர்:

ஸ்ரீ வெங்கடேஸ்வரா பைனான்ஸ் - பங்கு தாரர் திரு. குமரேசன்
எண்1/67, தெற்கு தெரு, தேவியாக்குறிச்சி, தலைவாசல்,
சேலம் - 636 112.,

பெறுநர்:

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்(TNRERA),
NO:133, G பிளாக், 1வது அவென்யூ.
அண்ணா நகர் (கிழக்கு)
சென்னை-600102.

ஐயா,

பெரம்பலூர் மாவட்டம், பெரம்பலூர் வட்டம், பெரம்பலூர் ஊராட்சி ஒன்றியம், சிறுவாச்சூர் கிராமம், சர்வே எண்: **277/2B,277/3,277/6,278/1** - ல் **20,850 சதுர மீ** அளவில் அமைந்துள்ள குடியிருப்பு மனை பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் DTCP அலுவலகத்தில் 63/2026 என்ற எண்ணாக ஒப்புதல் பெறப்பட்டு, தமிழ்நாடு

For SRI VENGATESWARA FINANCE

Managing Partner

ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையத்தில் (TNRERA) ஒப்புதல் பெற விண்ணப்ப எண்: **TNRERA/PLF/5011/2026** ஆக பதிவு செய்து இருந்தோம்.

மேற்படி தங்களுக்கு தெரிவிப்பது என்னவென்றால் டிடிசிபி ஒப்புதல் கடிதத்தில் உள்ள சிறப்பு நிபந்தனைகளில் 1(A) மற்றும் 1(B) ஆகிய பிரிவுகளில் குறிப்பிட்டுள்ள தார் சாலை, மழைநீர் வடிகால், அமைக்கப்பட்டுள்ளது மற்றும் மேல்நிலை நீர்த்தேக்க தொட்டி (OHT) அமைக்கப்படுவதற்கு பஞ்சாயத்து அலுவலகத்தில் அதற்குண்டான ரூ. 8,60,000/-, மற்றும் இதர மேம்பாட்டு கட்டணங்களாக ரூ.14,38,200/- தொகையை செலுத்தி உள்ளோம். மேலும் தெருவிளக்குகள் அமைப்பதற்கான தொகையை தமிழ்நாடு மின்வாரியத்திற்கு இணையவழி கட்டணம் செலுத்தி உள்ளோம். அதற்கு உண்டான இரசீதினை இத்துடன் இணைக்கப்பட்டுள்ளோம் என்பதை தெரிவித்துக் கொள்கிறோம். இதனை ஏற்றுக்கொண்டு RERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறோம்.

இப்படிக்கு,

For SRI VENGATESWARA FINANCE

Managing Partner

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : THE SPECIAL OFFICER / BDO

மின். இ. எண்: 200063390726395 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGNFED889894283 நாள் : 11/08/2026 13:33:13

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61971-Estimate Charges on New Service Connections	373610.00
	மொத்தம்	373610.00

தொகை (எழுத்தால்) ரூ. Three lakhs Seventy Three thousand Six hundred Ten 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

No.

4870/2024/PRI.MIS-1, dated: 16.05.2025.

9. G.O.141, Housing and Urban DevelopmentDepartment, Dated:16.07.2022.

10. Applicant Thiru.B.Kumaresan, Salem District, Undertaking Letter, Dated:13.07.2026.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in

Body:

Final Order is hereby issued for Residential Layout with 94 plots - Comprised in S.F. Nos-277/2B, 3,6 & 278/1 with site extent of Acre 5.15 (20850.0) sq.m Siruvachur Village, Perambalur Panchayat Union, Perambalur District to the Applicant Thiru. Thiru.B.Kumaresan, Salem District.

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

In the reference road pattern for Residential Layout has been issued by the District Officer on 13.03.2026. Further the applicant Thiru.B.Kumaresan, Salem District,has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer, Perambalur Panchayat Union,on 16.03.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.63/2026.

Perambalur District – Perambalur Taluk – Perambalur Panchayat Union - Siruvachur Village Comprised in S.F.Nos-277/2B, 3,6 & 278/1 with site extent of Acre 5.15 (20850.0 sq.m) total 1-94 housing plots approved for above the actions.

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

Applicant. Thiru.B.Kumaresan, Salem District, has regards local body demand and Development charges paid on dated : 11/07/2026. 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.484200/-
2. Plot approval fee Rs.94000/-
3. Inspection fee Rs. 5000/-

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

1. Laying the BT roads Rs. Nil - BT Roads Laid.
2. Both sides open Drains – Provided Both sides
3. Providing street lights Rs. Nil Since EB pole and Street Lights Provided with in 45 days, Fees paid TNEB application and Undertaking Letter has submitted by the applicant.
4. Providing Water Distribution Line Rs. Nil - since Provided.
5. Water storage tank - Rs.860000/-

Hence, considering all the factors mentioned above , final approval is hereby issued for the 94 plots made in the layout in the lands - Comprised in S.F.Nos-277/2B, 3,6 & 278/1 with site extent of Acre 5.15 (20850.0) sq.m Siruvachur Village, Perambalur Panchayat Union, Permabalur District, on condition that required Drain shall be Provided by the layout promoter / applicant for freeflow of drains, whichever is earlier and the maintenance works shall be carried out by the layoutpromoter 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 worksas 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

Department of Rural Development and Panchayat Raj

Siruvachur,226451,Perambalur,Perambalur

Receipt of Local Body Demand Fee

Transaction ID	:	11000371999894
Application No	:	BWVGZNMO
Scrutiny Reference	:	
Applicant Name	:	SRI VENGATESWARA FINANCE B
Receipt Number	:	2026071062909
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	10/07/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	1438200.00
2	Layout Inspection Fees	5000.00

Total Amount : 1443200

Amount In Words : Rupees Fourteen Lakh Forty Three Thousand Two Hundred Only

Terms and Conditions:

1. This Payment receipt is merely an acknowledgment of the payment of the permit feee and Should not be considered as buiding Permit.
2. The amount paid is non-refundable.
3. No signature is required for documents generated electronically.

With Regards,
RDPR

This is Computer Generated Bill No Signature Required


DTCP
KR குடும்ப
உமாகேஸ்வரி நகர்
9944318711
GPS Map Camera
Google
Siruvachur, Tamil Nadu, India
5vqc+h29, Keelakanavai - Siruvachur Rd,
Siruvachur, Tamil Nadu 621113, India
Lat 11.190429° Long 78.859857°
Friday, 14/08/2026 12:30 PM GMT +05:30


GPS Map Camera
Siruvachur, Tamil Nadu, India
5vqc+h29, Keelakanavai - Siruvachur Rd,
Siruvachur, Tamil Nadu 621113, India
Lat 11.18926° Long 78.859697°
Friday, 14/08/2026 12:36 PM GMT +05:30
Google


GPS Map Camera
Siruvachur, Tamil Nadu, India
5vqc+h29, Keelakanavai - Siruvachur Rd,
Siruvachur, Tamil Nadu 621113, India
Lat 11.189262° Long 78.859676°
Friday, 14/08/2026 12:36 PM GMT +05:30
Google


DTCP
KR தென்ன
99443187!!
GPS Map Camera
Siruvachur, Tamil Nadu, India
5vqc+h29, Keelakanavai - Siruvachur Rd,
Siruvachur, Tamil Nadu 621113, India
Lat 11.18937° Long 78.859743°
Friday, 14/08/2026 12:35 PM GMT +05:30
Google


உமாமகேஸ்வரி நகர்
அலுவலகம்
9944318711, 6379049182, 9787000168
DTCP
KR குழுமம்
உமாமகேஸ்வரி நகர்
6379049182
GPS Map Camera
Siruvachur, Tamil Nadu, India
5vqc+h29, Keelakanavai - Siruvachur Rd,
Siruvachur, Tamil Nadu 621113, India
Lat 11.189614° Long 78.859781°
Friday, 14/08/2026 12:35 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
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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.