Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

அனுப்புதல்

திருமதி.R.உமாராஜா,

க.எண்-180/27, கிங்ஸ் லேஅவுட்,

பெருந்துறை ரோடு, ஈரோடு கலேக்ட்ரேட்(அ),

ஈரோடு வட்டம், ஈரோடு மாவட்டம்-638011.

பெறுதல்

Tamil Nadu Real Estate Regulatory Authority,
No - 133, G-Block, I Avenue,
Anna Nagar (East), Chennai – 600102.

ஐயா,

ஈரோடு மாவட்டம்-638011, ஈரோடு வட்டம், ஈரோடு கலேக்ட்ரேட்(அ), பெருந்துறை ரோடு, கிங்ஸ் லேஅவுட், க.எண்.180/27 என்ற முகவரியில் வசித்து வரும் **திருமதி.R.உமாராஜா** ஆகிய எனக்கு **ஈரோடு மாவட்டம், பெருந்துறை வட்டம், சென்னிமலை ஊராட்சி ஒன்றியம், முருங்கத்தொழுவு ஊராட்சி (ம) கிராமம் ரீ.சர்வே எண்.698/2C, 3D-ல் 2.585 ஏக்கர்** சொந்தமாக பாத்தியப்பட்ட நிலத்தில் வீட்டு மனைப்பிரிவுகளாக பிரித்து விற்பனை செய்வதற்கு Erode DTCP Approval No. 270/2025 Dated:27.08.2025-ல் DTCP Appproval பெற்று TNRERA Approval (TNRERA/PLI/0331/2026 Dated: 14-01-2026)-க்கு விண்ணப்பித்து இருந்தேன். ஆனால் TNRERA Approval பெறுவதற்கு முன்பு நாங்கள் தவறுதலாக மனைப்பிரிவுகளை பிரித்து விற்பனை செய்வதற்கு மனை எண்.05-ல் Temporary set (Office) & Labour Set அமைத்து விட்டேன். நான் மீண்டும் அவ்வாறு செய்யமாட்டேன் என உறுதி அளிக்கிறேன். அதனை ஏற்று எனக்கு TNRERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறேன்.

நன்றி

இப்படிக்கு

Uma Rajah



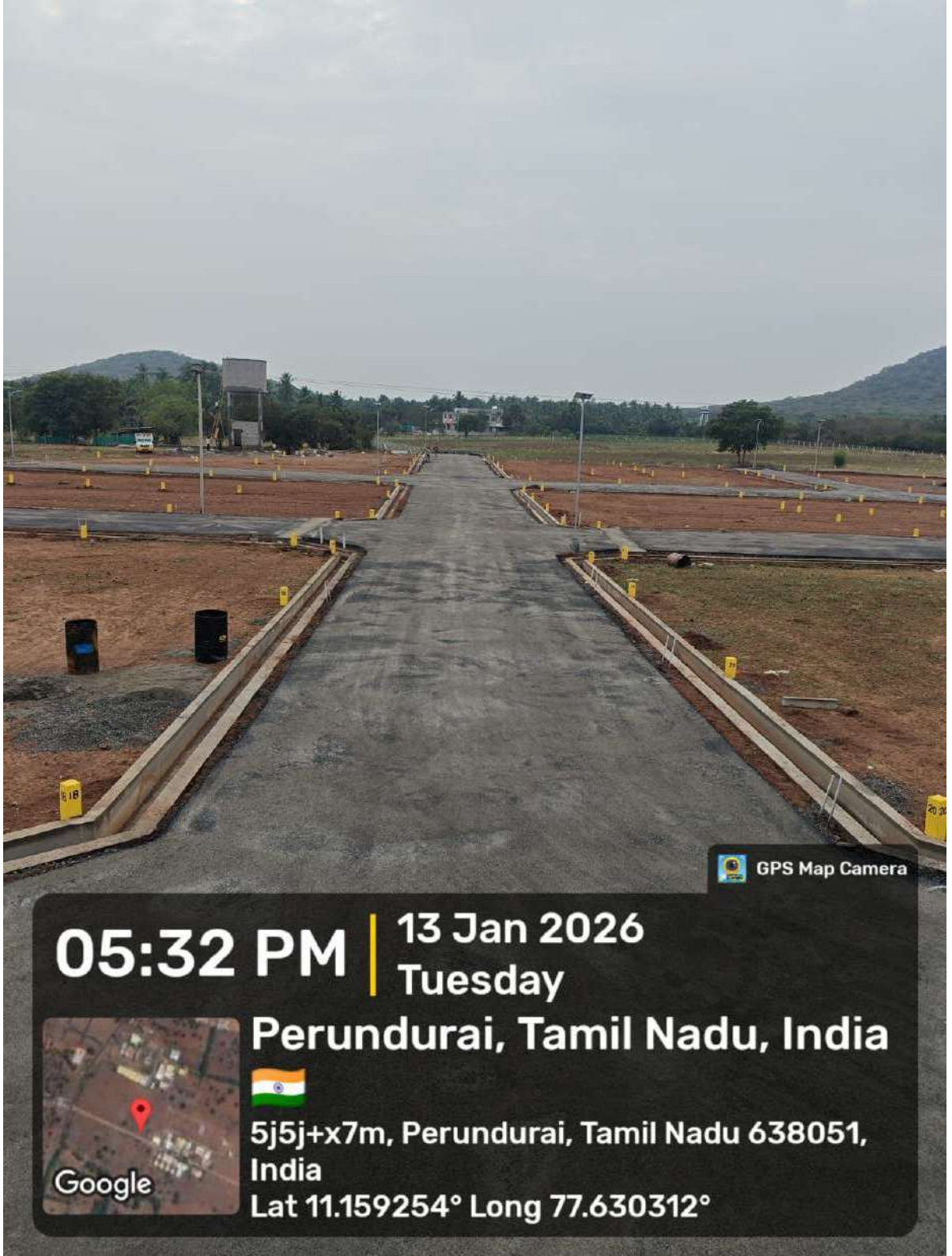


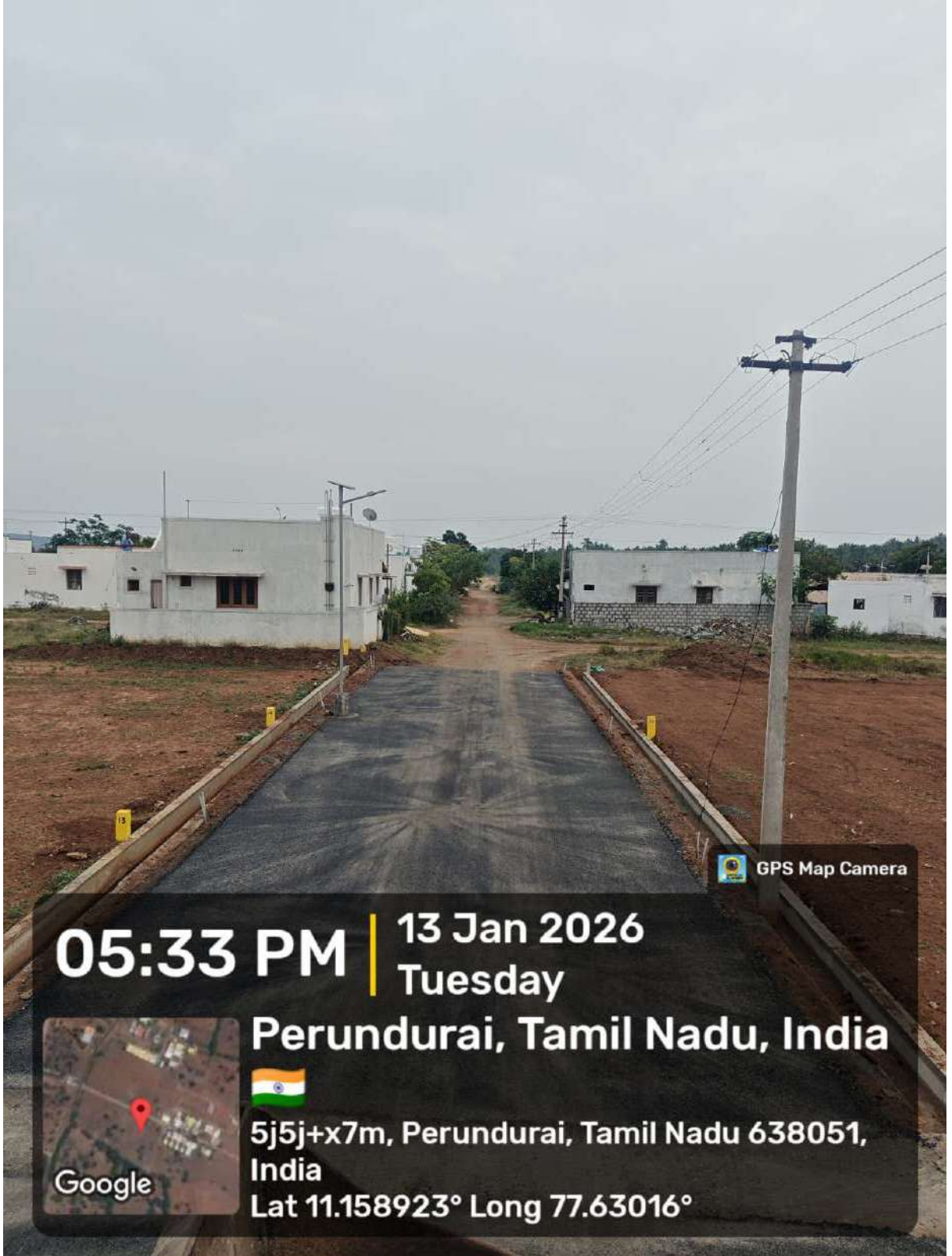




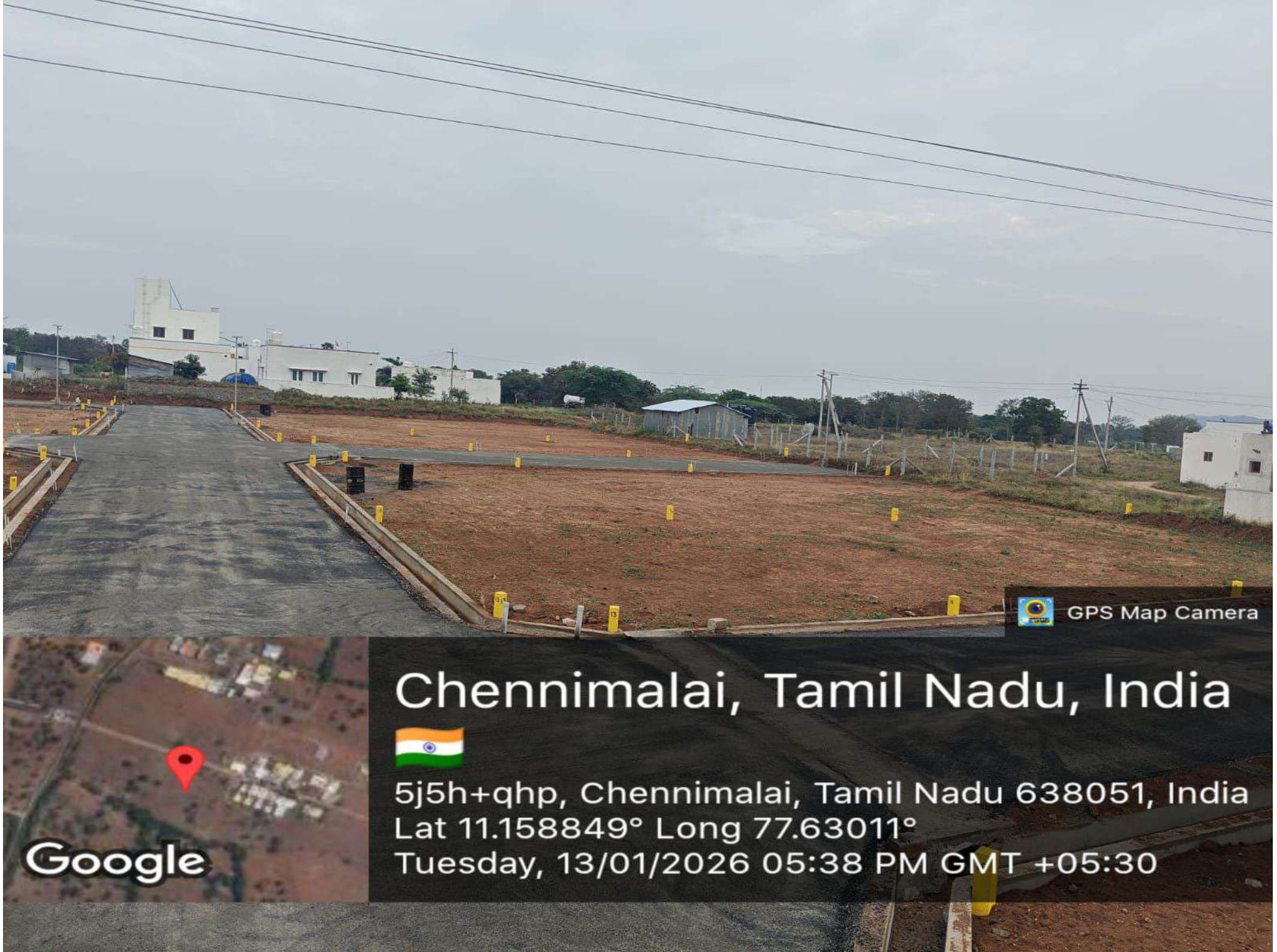



சன் சிட்டி-I
SUN CITY-I
காளிக்கோ நகர், குமாரபாளையம் ரோடு,
சூரை புதூர்,
சென்னிமலை.

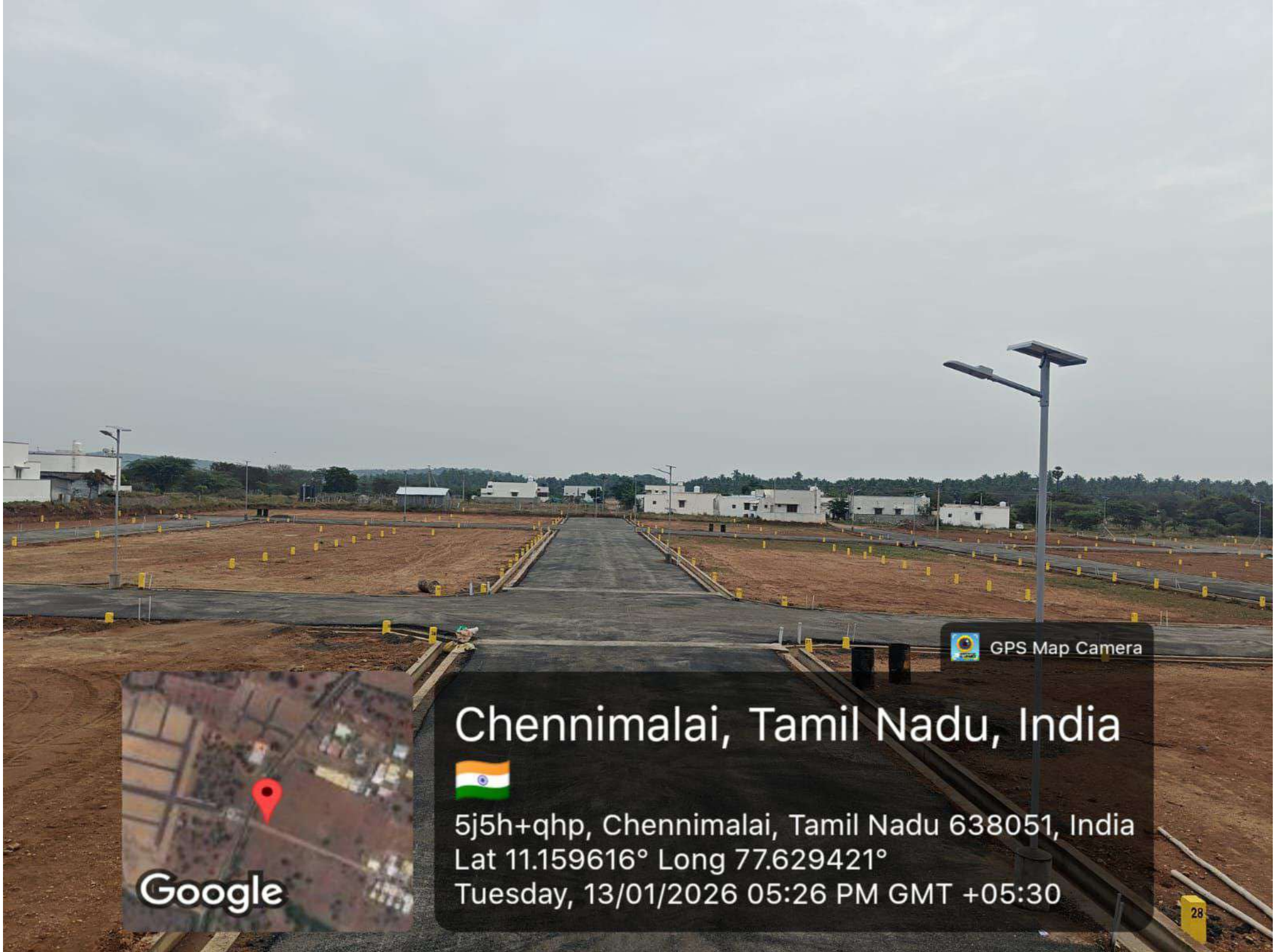

GPS Map Camera
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13 Jan 2026
Tuesday
Perundurai, Tamil Nadu, India
Google
5j5j+x7m, Perundurai, Tamil Nadu 638051, India
Lat 11.159254° Long 77.630312°


GPS Map Camera
05:33 PM
13 Jan 2026
Tuesday
Perundurai, Tamil Nadu, India
Google
5j5j+x7m, Perundurai, Tamil Nadu 638051, India
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GPS Map Camera
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Perundurai, Tamil Nadu, India
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Lat 11.159255° Long 77.630311°
Google


GPS Map Camera
Chennimalai, Tamil Nadu, India
5j5h+qhp, Chennimalai, Tamil Nadu 638051, India
Lat 11.158849° Long 77.63011°
Tuesday, 13/01/2026 05:38 PM GMT +05:30
Google


GPS Map Camera
Chennimalai, Tamil Nadu, India
5j5h+qhp, Chennimalai, Tamil Nadu 638051, India
Lat 11.158983° Long 77.630058°
Tuesday, 13/01/2026 05:39 PM GMT +05:30
Google


GPS Map Camera
Chennimalai, Tamil Nadu, India
5j5h+qhp, Chennimalai, Tamil Nadu 638051, India
Lat 11.159616° Long 77.629421°
Tuesday, 13/01/2026 05:26 PM GMT +05:30
Google
28

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

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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.