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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தமிழ்நாடு तमिलनाडु TAMILNADU ரூ-100/-

17.08.2026

விஜயன்

நல்லகுட்டஅள்ளி

FY 854914

T. சுமதி

வ. ஆ. அ. மு. வி.

தர்மபுரி, தமிழ்நாடு

உ எண்: 5515/B1/2010

From

1) Mr.VIJAYAN ,
D.NO.1/281,Thananur,
Obilinayakanahalli Post,
Pappireddypatti taluk,
Dharmapuri Dt.
2) Mr.THIRUNAVUKKARASU,
D.No.4/222 A,Thagadur,Errapatti,
A,Jettihalli Post,
Nallampalli taluk,
Dharmapuri Dt.

To

The Tamilnadu Real Estate Regulatory Authority,

No.133, G-Block,

1st Avenue, Anna Nagar (East),

Chennai-600 102.

Sub: TNRERA-Layout Project Registration of Layout of house sites in S.No: **214/1B,214/5A1,214/5B,217/5H3A1,217/5H3A3,217/5H3B**, measuring an extent of **87.46 Cents (3541.00 Sq.mts)** situated Adhiyamankottai Village & Panchayath, Union Counsil of Nallampalli , Nallampalli Taluk, Dharmapuri District, Tamilnadu. – Constructing OHT - Reply-Regarding.

Ref: Application No. TNRERA/PLF/5350/2026 dated 29.07.2026

We, Mr.VIJAYAN and Mr.THIRUNAVUKKARASU Partners of the above mentioned layout, registered the same and received **Application No. TNRERA/PLF/5350/2026 dated 29.07.2026**.

Here, We want to clarify for the query. Since our layout extension is **87.46 Cents (3541.00 Sq.mts)** and OHT is not mentioned in improvement systems list in the layout. Whereas, We have paid the Development Charges on 17.04.2026, Layout Centage Charges on 17.04.2026 for other laying improvements to the systems in respect of road, water supply, sewerage, drainage and electric power supply.

Hence, kindly consider my reply as sufficient for your query and approve the RERA Layout registration for my project file Application No. **TNRERA/PLF/5350/2026**.

Documents attached:

1.Payment Receipts of improvements to the systems

Thanks & Regards,

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	VIJAYAN AND THIRUNAVUKARASU	**Payment Generated**	:	17/04/2026
Application No	:	9V4M795Z	**Payment Completed**	:	17/04/2026
Fees Type	:	**Demand Fees**			
Receipt Number	:	2026041761757			
Transaction ID	:	4098128840617			

Demand Details:

S.No	Description	Amount
1	Display Board Charges	1500.00
2	SubDivision Charges	12000.00
3	Development Charges	7090.00

Total Amount : 20590

Amount In Words : Rupees Twenty Thousand Five Hundred Ninety Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO DHARMAPURI

Remitter Copy

Challan Number	20260417017395	**Challan Date**	17-Apr-2026	**Payment Date**	17-Apr-2026 15:04:31
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	VIJAYAN AND THIRUNAVUKARASU
Mobile No.	9486446285	**Aadhaar No.**		**Remitter Address**	Errapatti
Department	02602-Directorate of Town and Country Planning	**District**	DHARMAPURI	**DDO Code**	03010119
DDO / Office Name	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, Dharmapuri	**Department Transaction ID**	61757_1776418392776	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Collections- DoTP	Collections- DoTP	021703800AA22709	9000	61757	NA

Payment Mode	Online	**Payment Type**	RBI NEFT RTGS	**Payment Status**	SUCCESS
Challan Amount (Rs.)	9,000			**Bank Name**	IOB
Amount (in words)	Nine Thousand Rupees only.			**Bank ref no.**	IP261077795028

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Government of Tamil Nadu

E-Challan

Payable at - DTO DHARMAPURI

Remitter Copy

Challan Number	20260416030631	**Challan Date**	16-Apr-2026	**Payment Date**	16-Apr-2026 08:24:55
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	VIJAYAN AND THIRUNAVUKARASU
Mobile No.	9486446285	**Aadhaar No.**		**Remitter Address**	Errapatti
Department	02602-Directorate of Town and Country Planning	**District**	DHARMAPURI	**DDO Code**	03010119
DDO / Office Name	DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, Dharmapuri	**Department Transaction ID**	61757_1776307960359	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	197380	61757	NA

Payment Mode	Online	**Payment Type**	RBI NEFT RTGS	**Payment Status**	Success
Challan Amount (Rs.)	1,97,380			**Bank Name**	SBI
Amount (in words)	One Lakh Ninety Seven Thousand Three Hundred Eighty Rupees only.			**Bank ref no.**	CPAGPIESO7

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Department of Rural Development and Panchayat Raj

Adhiyamankottai,223133,Nallampalli,Dharmapuri

Receipt of Local Body Demand Fee

Transaction ID	:	11000374617789
Application No	:	9V4M795Z
Scrutiny Reference	:	
Applicant Name	:	VIJAYAN AND THIRUNAVUKARASU
Receipt Number	:	2026072361757
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	23/07/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	88525.00
2	Layout Inspection Fees	5000.00

Total Amount : 93525

Amount In Words : Rupees Ninety Three Thousand Five Hundred Twenty Five 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

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : VIJAYAN M

மின். இ. எண்: 200080110626556 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGIINB884346737 நாள் : 22/07/2026 12:02:47

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61971-Estimate Charges on New Service Connections	42970.00
	மொத்தம்	42970.00

தொகை (எழுத்தால்) ரூ. Forty Two thousand Nine hundred Seventy 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


SrtCnt : 1374, DiffTime : 41ms
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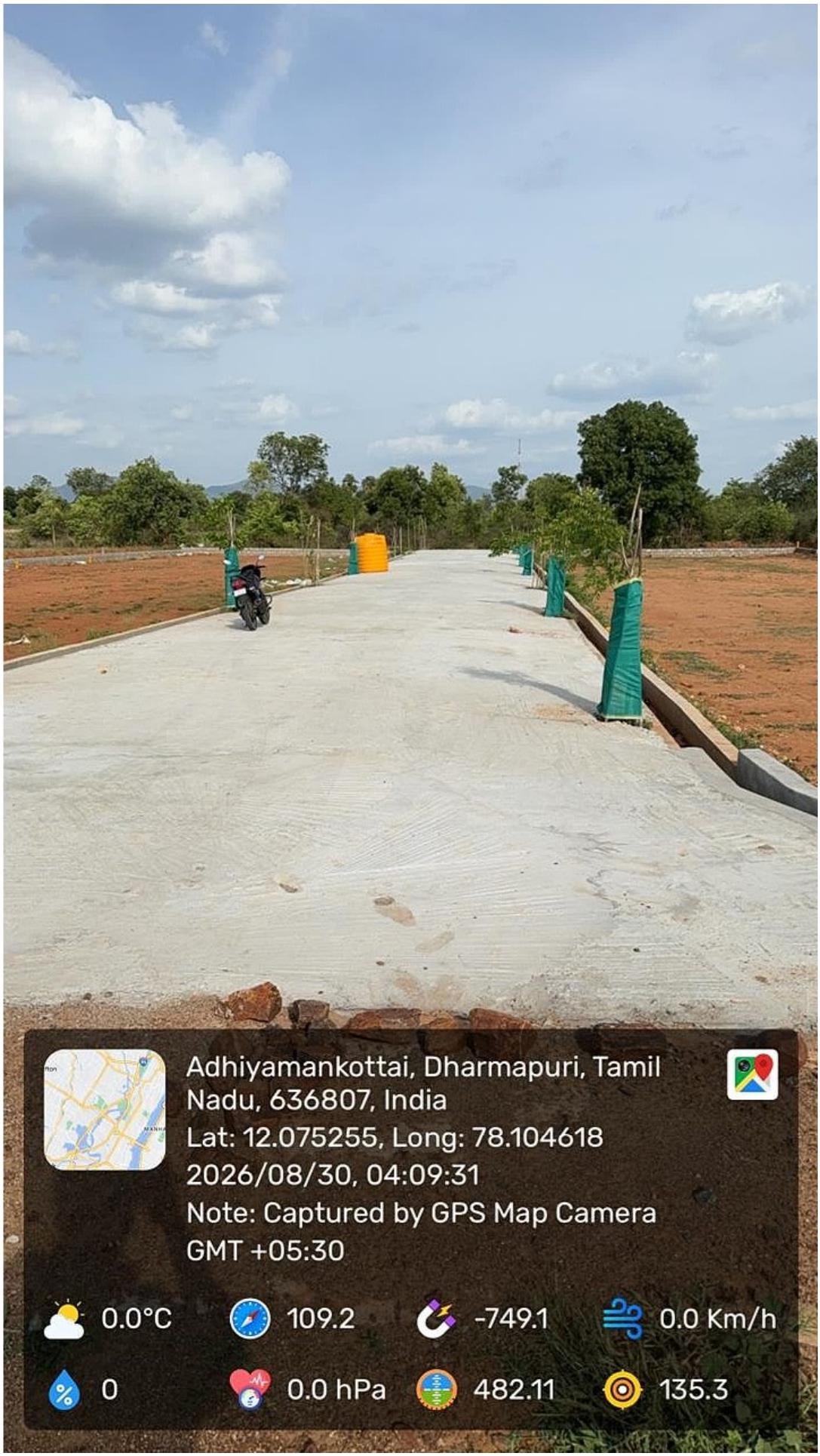

Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
Lat: 12.075255, Long: 78.104618
2026/08/30, 04:09:45
Note: Captured by GPS Map Camera
GMT +05:30
0.0°C
122.8
-740.7
0.0 Km/h
0
0.0 hPa
481.70
198.5


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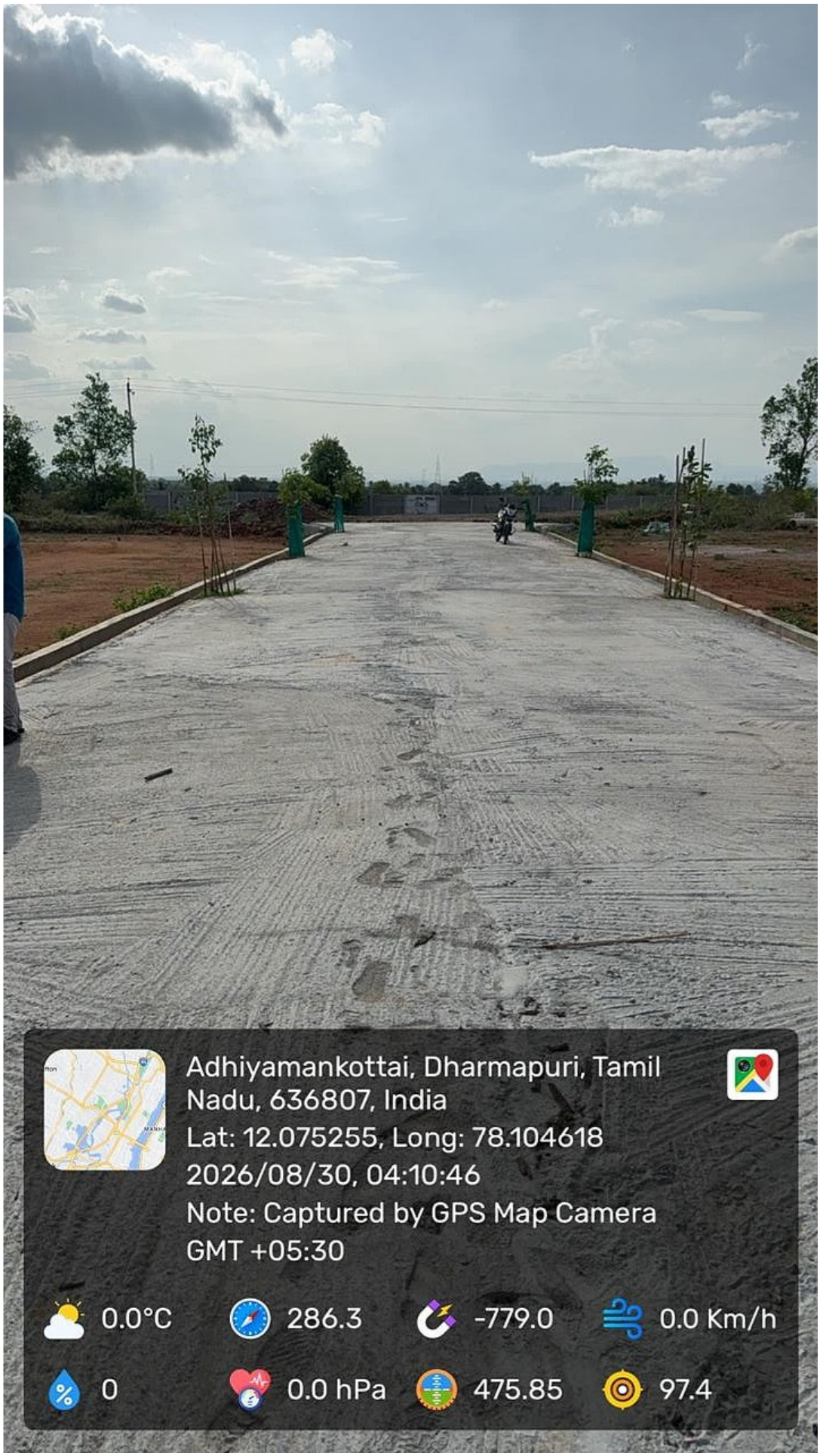

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Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
Lat: 12.075255, Long: 78.104618
2026/08/30, 04:09:31
Note: Captured by GPS Map Camera
GMT +05:30
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109.2
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0
0.0 hPa
482.11
135.3

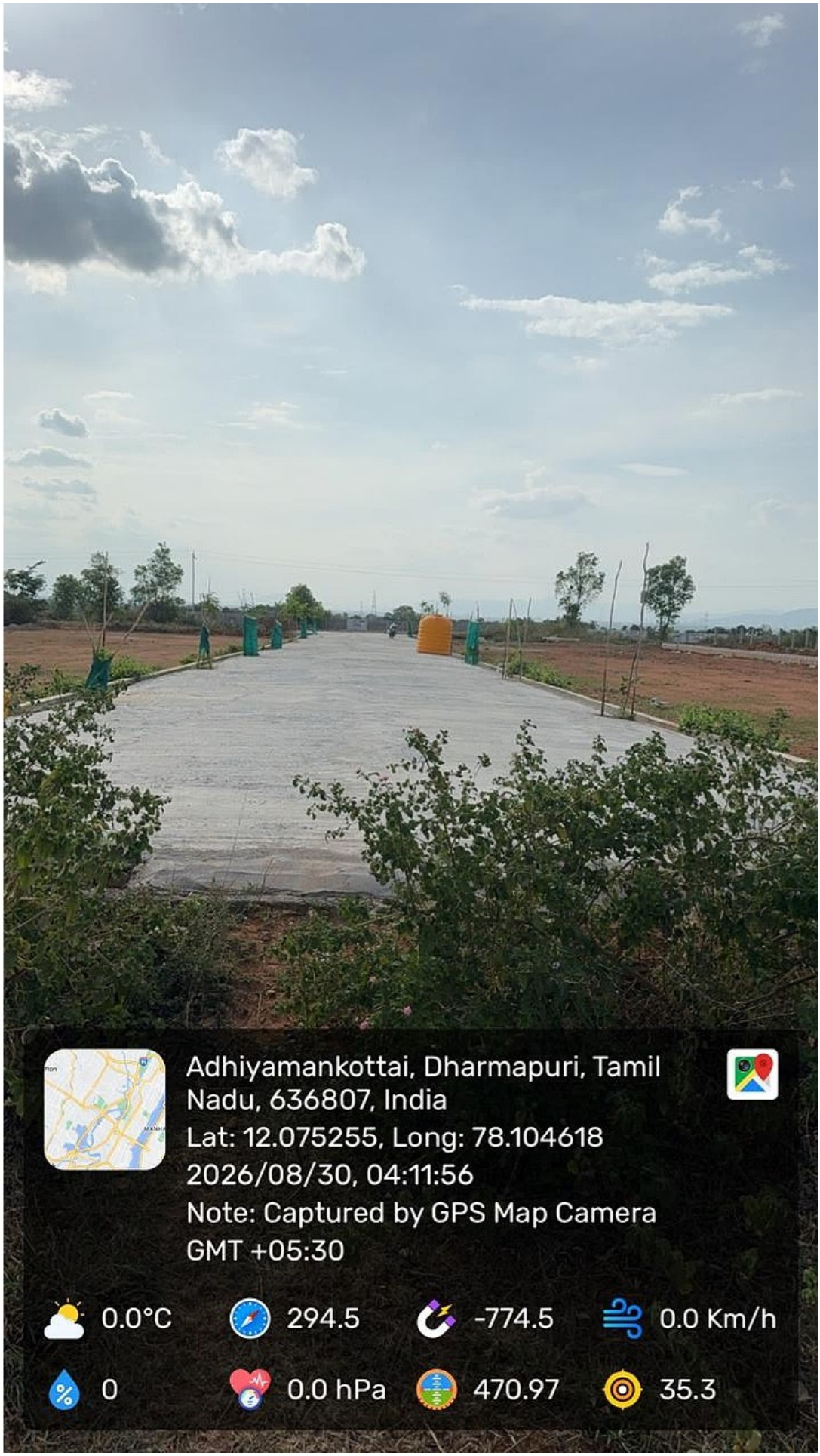

Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
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Note: Captured by GPS Map Camera
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0
0.0 hPa
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3.4

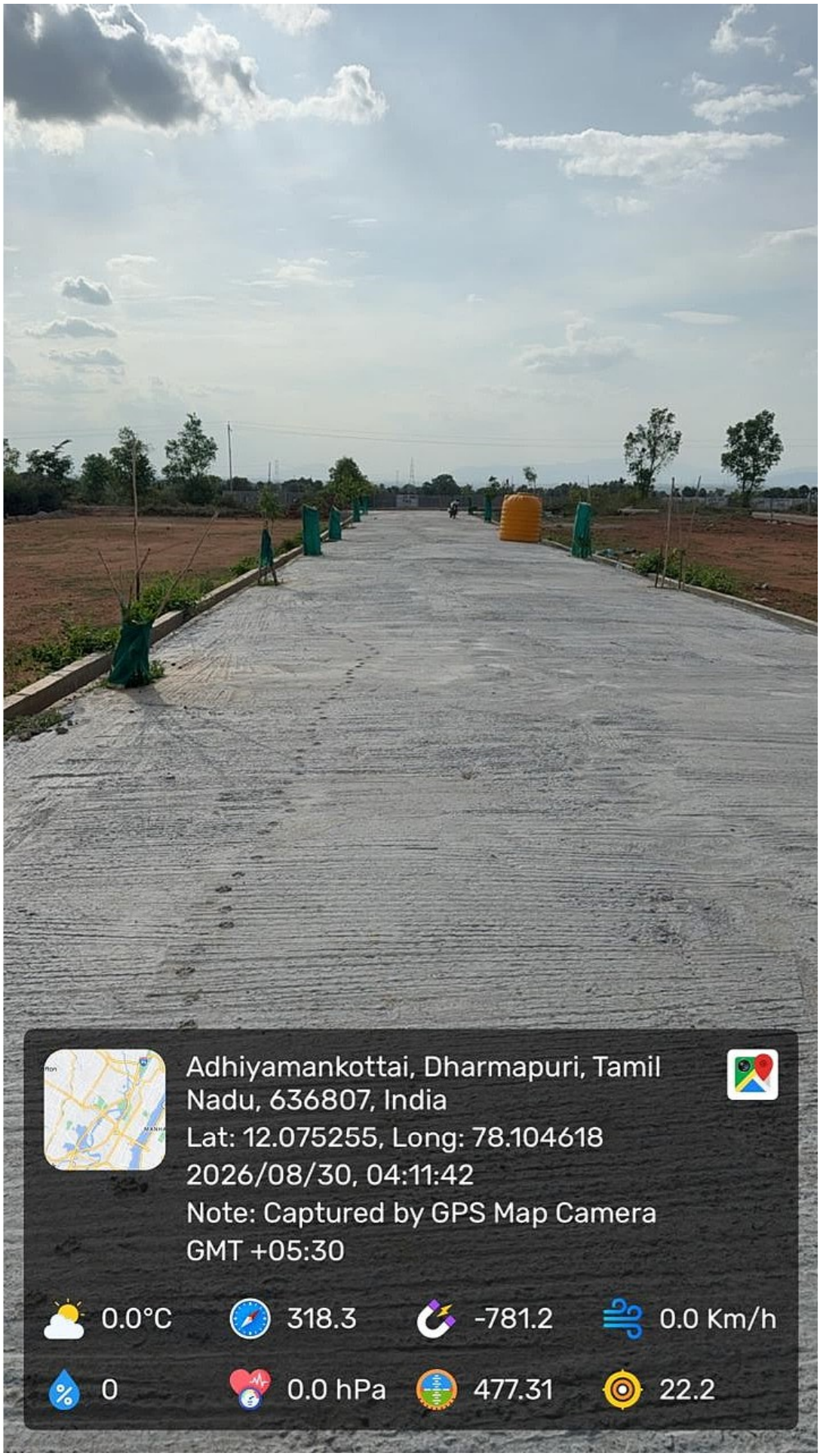

Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
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0.0 Km/h
0
0.0 hPa
477.90
4.7


Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
Lat: 12.075255, Long: 78.104618
2026/08/30, 04:10:46
Note: Captured by GPS Map Camera
GMT +05:30
0.0°C
286.3
-779.0
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0
0.0 hPa
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97.4


Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
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Note: Captured by GPS Map Camera
GMT +05:30
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110.5
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0.0 Km/h
0
0.0 hPa
473.59
88.4


Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
Lat: 12.075255, Long: 78.104618
2026/08/30, 04:12:20
Note: Captured by GPS Map Camera
GMT +05:30
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319.8
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0.0 Km/h
0
0.0 hPa
471.87
45.0


Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
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2026/08/30, 04:11:56
Note: Captured by GPS Map Camera
GMT +05:30
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0
0.0 hPa
470.97
35.3


Adhiyamankottai, Dharmapuri, Tamil Nadu, 636807, India
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2026/08/30, 04:11:42
Note: Captured by GPS Map Camera
GMT +05:30
0.0°C
318.3
-781.2
0.0 Km/h
0
0.0 hPa
477.31
22.2

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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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.