

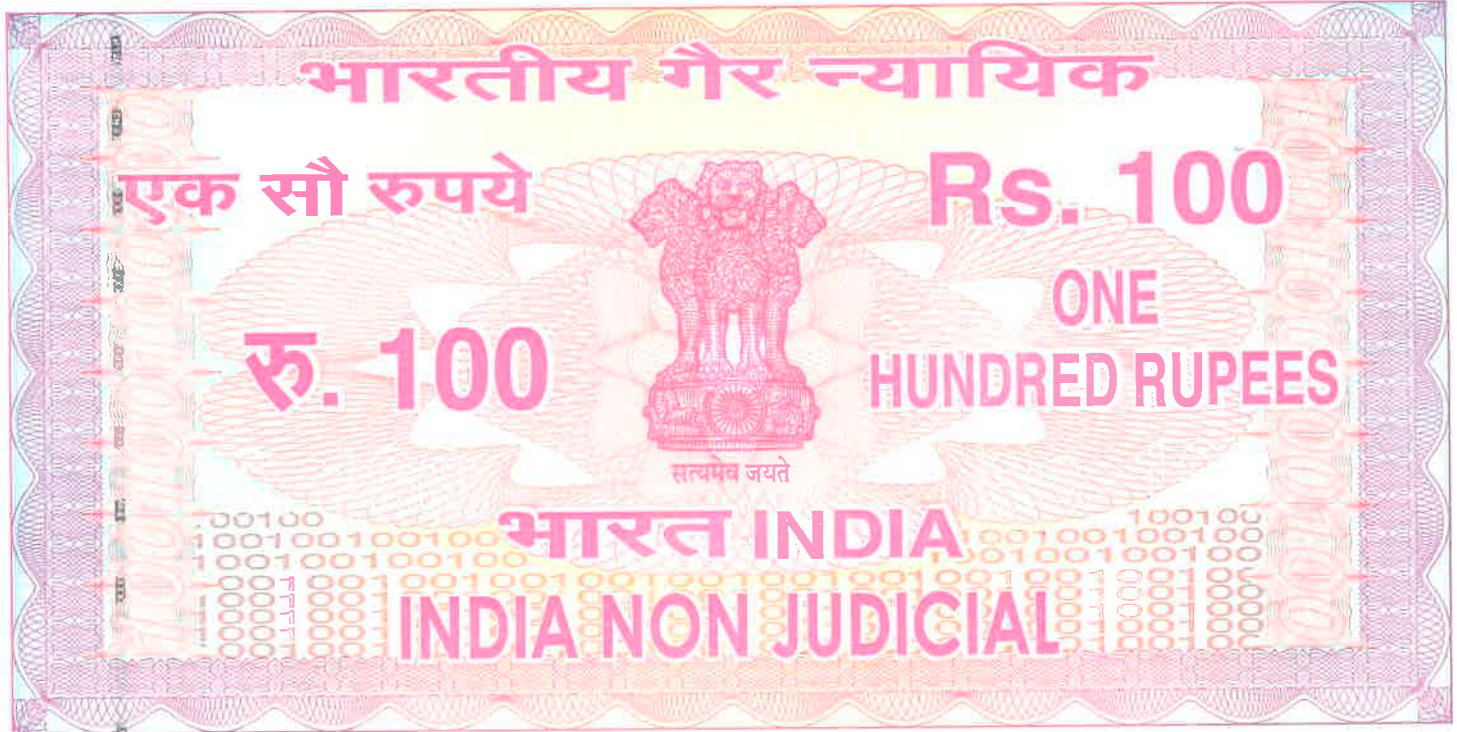
RE

REGULATORY RECORD

RERA Document

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



தமிழ்நாடு தமில்நாடு TAMILNADU

17.06.2026

FS 247348

K. Santhosh Kumar
சுனாஷ் குமார்

P. M. S. S. S.

S. மணியன், B.A.,

முத்திரைத்தாள் விற்பனையாளர்.

உரியம் எண் : 15/B1/2015

M.2/131, R.M.காலனி. 12வது கட்டிடம்.

திண்டுக்கல் - 624 001.

(1)

**BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
(TNRERA), CHENNAI**

AFFIDAVIT

I, K. Santhosh Kumar, son of V. P. Kaliemuthu, aged about 29 years, residing at Flat T2, Pace Aagam, Kaleesuwari Towers, Velacherry Main Road, Medavakkam, Chennai - 600100, do hereby solemnly affirm and sincerely state on oath as follows:

1. I am the Promoter/Developer of the residential layout named "SRI MAGIL NAGAR" situated at Survey Nos. 710/2A, 710/3A1, and 730/1, Eriyodu Village, Vedasandur Taluk, Dindigul District. DTCP No.110/2025 Dated 14.08.2025, I am well conversant with the facts and technical details of the said project and competent to swear this affidavit.

2. I have submitted application for TNRERA Layout Registration for the aforementioned project, which have been assigned the following application numbers:

a) TNRERA/PLI/3518/2026 dated 14-05-2026

b) TNRERA/PLI/1739/2026 dated 07-03-2026

3. I state that during the processing of the applications, a query/direction was received from the Authority on 08-06-2026, requesting for GPS Photos about the construction of a small bridge

K. Santhosh Kumar

mentioned in the approved DTCP Layout Plan between Plot No. 16 and Plot No. 17 of the approved layout plan.

4. I respectfully submit that the specific location designated for the proposed Small bridge falls on a 30-foot road, which serves as the primary common access road for both our subject layout ("Sri Magil Nagar") and an adjacent old layout located in Survey No. 709 of the same village.

5. I technically submit that the **topography of the terrain** at this specific juncture exhibits **extreme variable heights** and significant undulating levels. Due to these acute level differences existing between the main common access road, our current layout ground level, and the pre-existing layout ground level in Survey No. 709, the construction of a conventional raised structural bridge is practically and engineering-wise unfeasible. Any **structural elevation would disrupt the contiguous right of way and create severe accessibility issues** for both layouts.

6. I state that in order to **ensure effective, uninterrupted, and scientific water management without altering the mandatory road levels**, a **robust underground cement pipe line drainage system has been successfully constructed at the site**. Large-diameter concrete/cement pipes have been laid down beneath the road level to efficiently channel and discharge the rainwater/surface runoff water without causing any stagnation or obstruction to the movement of vehicles or residents.

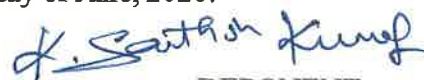
7. I hereby submit and enclose the following physical verifications along with this affidavit to substantiate the completed on-field works:

- a) **Execution and construction-stage photographs** of the underground cement pipe system.
- b) **Current, authenticated Geo-Tagged photographs of the site location demonstrating the finished surface, pipeline alignment, and the existing level topography.**

8. I declare that the alternative pipe drainage system executed at the site is structurally sound, solves the local water-flow requirements effectively, and maintains the functional integrity of the common 30-foot access road.

I state that what is stated above in paragraphs 1 to 8 is true, correct, and complete to the best of my knowledge, information, and professional belief, and nothing material has been concealed therefrom.

Solemnly affirmed and signed by me at Chennai on this 17th day of June, 2026.

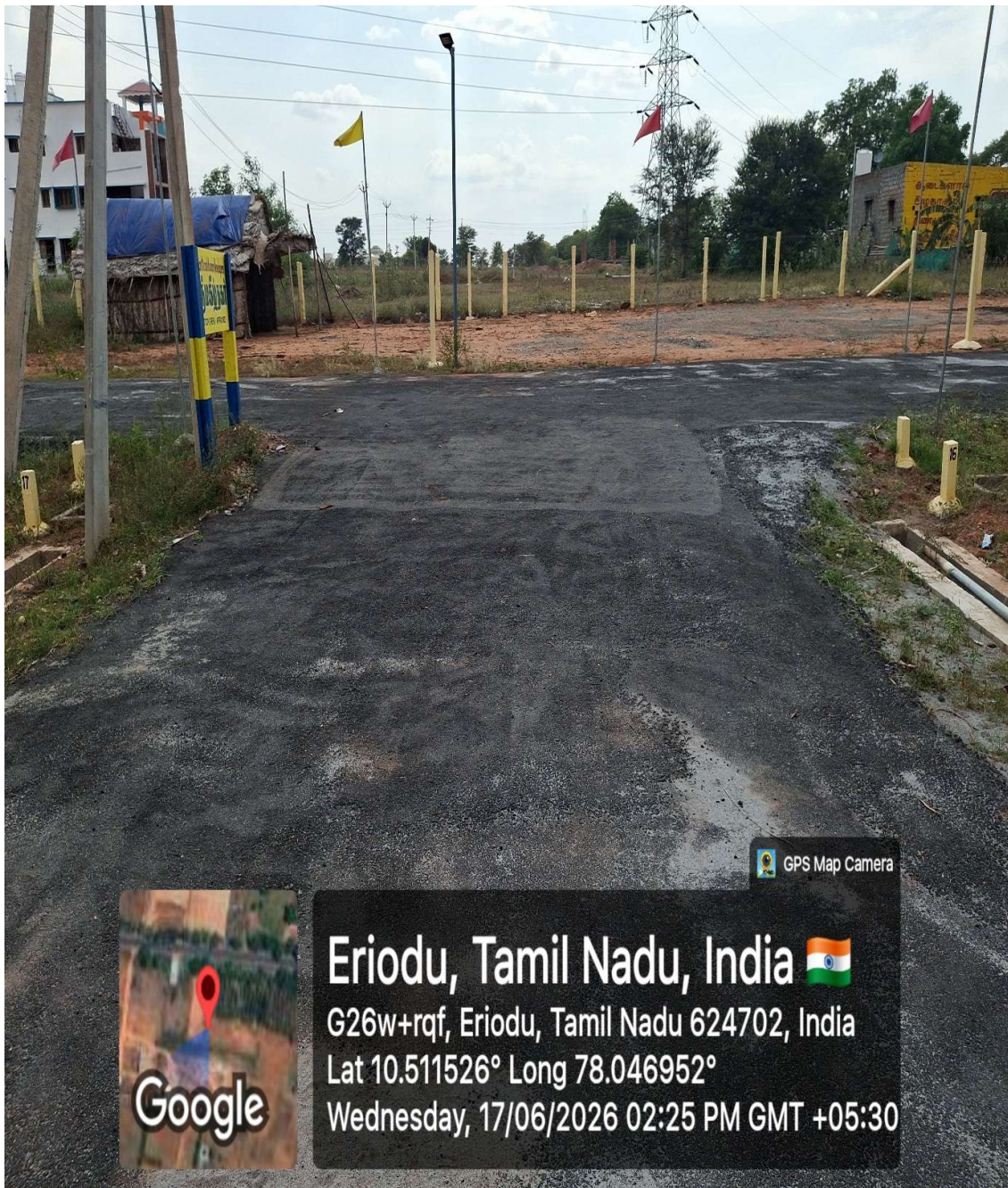

DEPONENT

(K. SANTHOSH KUMAR)

Photo Graph of the Mentioned Location During Construction Stage

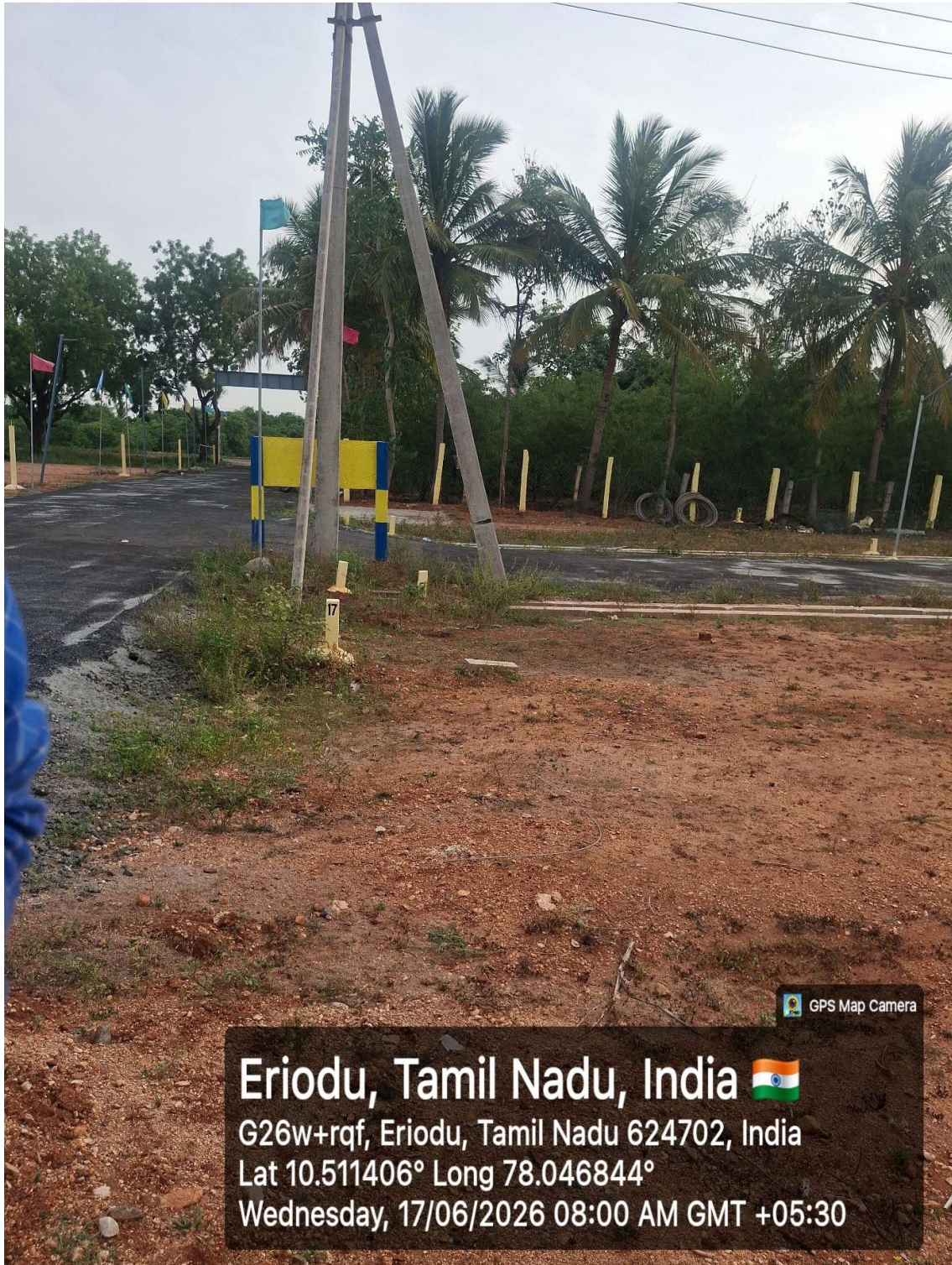


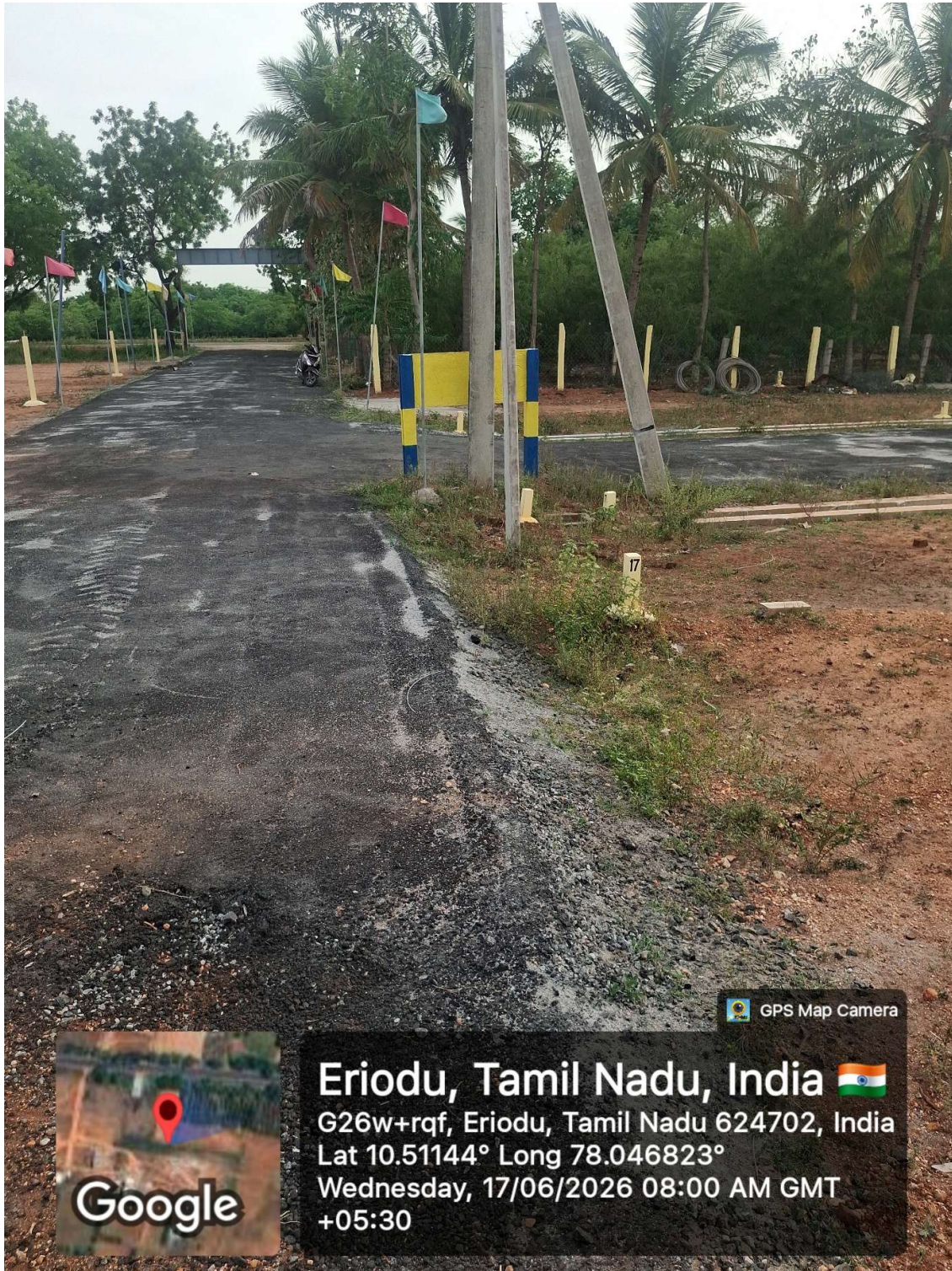
**CURRENT GPS PHOTOGRAPHS OF FINISHED CONSTRUCTIONS WORKS OF
THE SAID LOCATION**



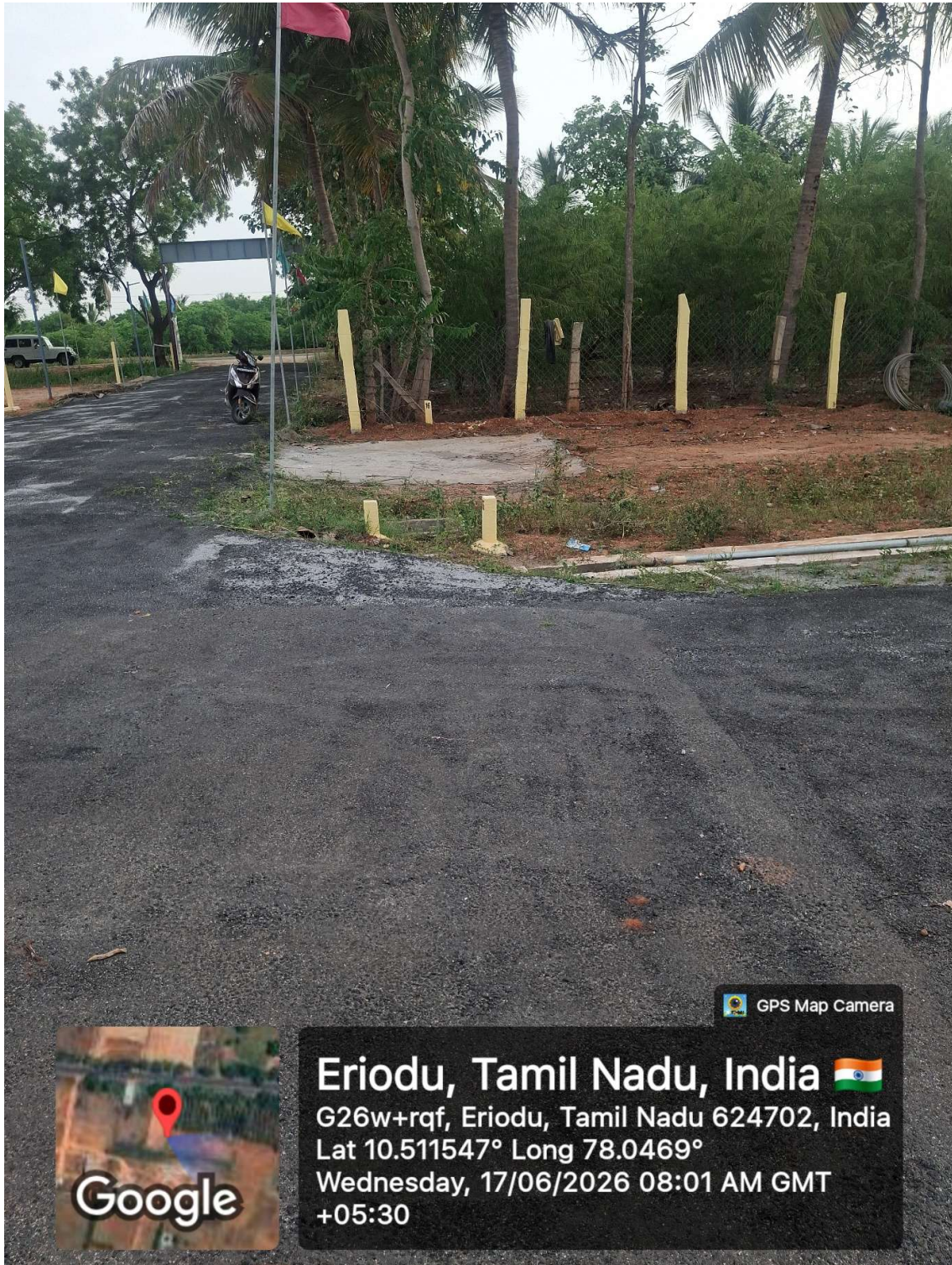




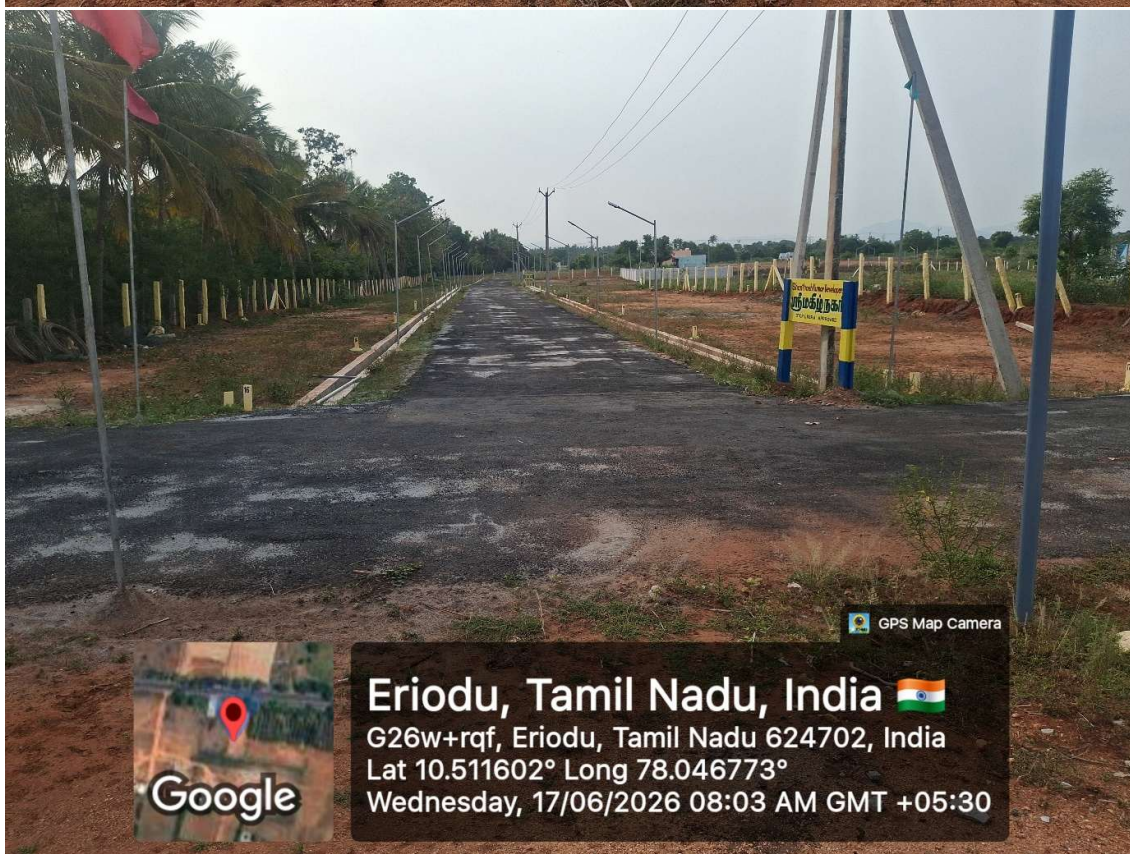












Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



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
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The LandLens
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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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