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RERA Document

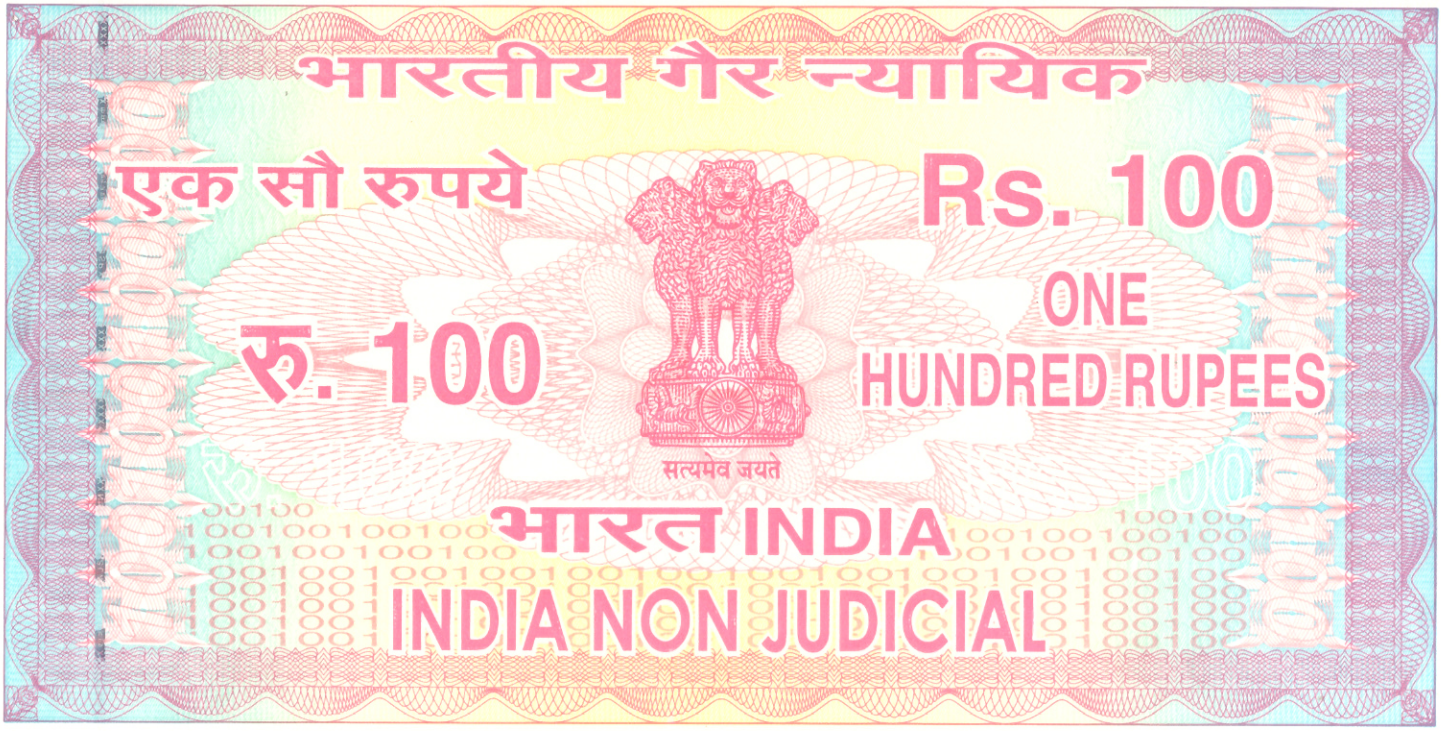
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தமிழ்நாடு तमिलनाडु TAMILNADU 28.11.2025 EL 892765

ரோகித்குமார்

தஞ்சாவூர்

A. சிங்கமுத்து
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்:15/97
பேருந்து நிலையம் அருகில், தஞ்சாவூர்

உறுதி மொழிபத்திரம்

TNRERA ஆணையம் சென்னை, கூடுதல் இயக்குநர் (Operation) அவர்களுக்கு, தஞ்சாவூர் மாவட்டம், தஞ்சாவூர் தாலுக்கா, மேலவெளி, சீனிவாசபுரம் விரிவாக்கம், ஸ்ரீ நகர் காலனி, எண் 583 - என்ற முகவரியில் வசிக்கும் திரு G.தியாகராஜன் அவர்களின் குமாரர் T.ரோகித்குமார் ஆகிய நான் எழுதி கொடுக்கும் உறுதிமொழி பத்திரம்.

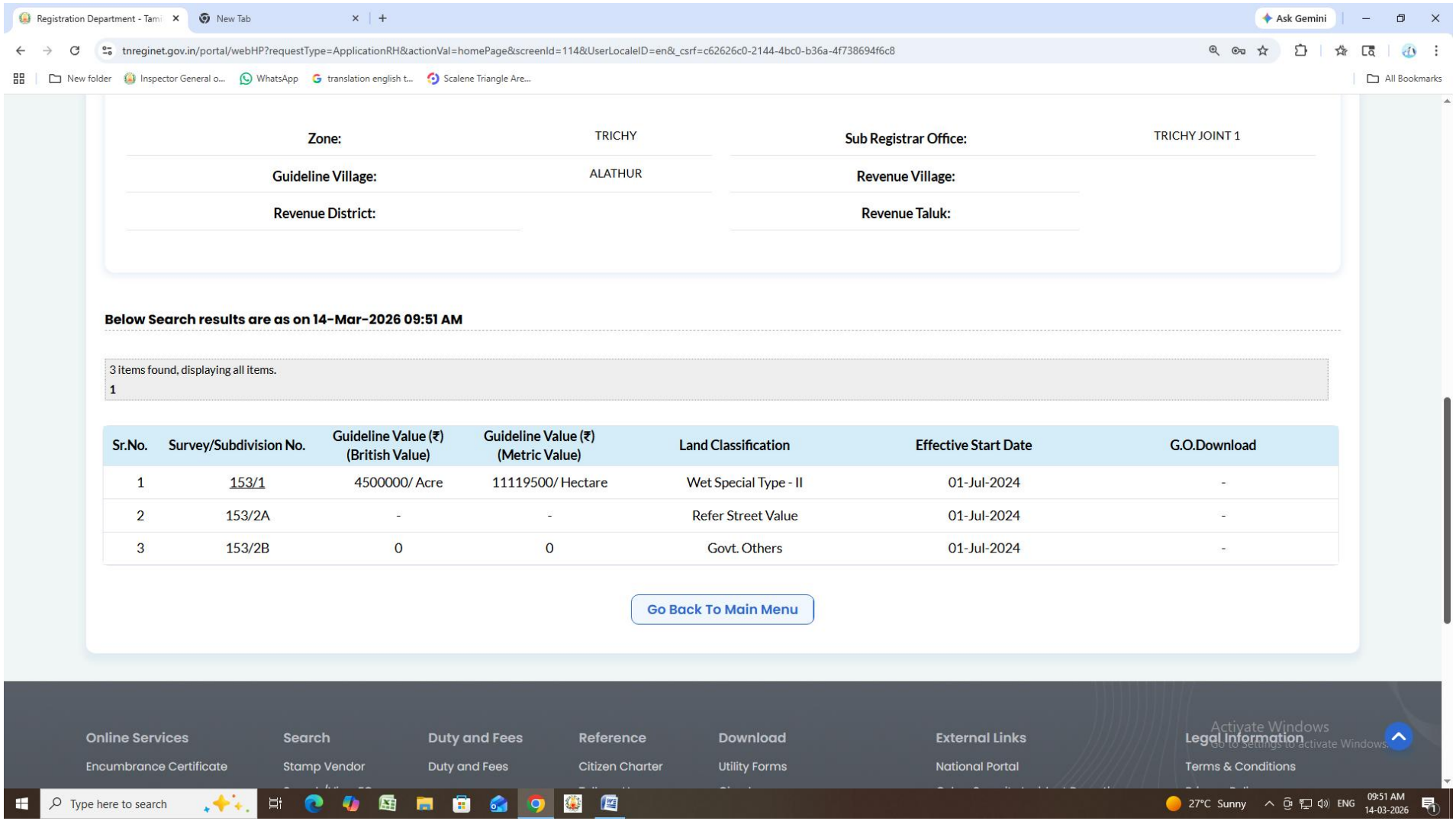
திருச்சிராப்பள்ளி மாவட்டம், திருச்சிராப்பள்ளி கிழக்கு வட்டம், திருச்சிராப்பள்ளி மாநகராட்சி, அரியமங்கலம் Zone, வார்டு T, ஆலத்தூர் (P) பிளாக் 47 நகர புல எண்கள் 34/1, 4, 35/1, 2, 3 36/1, 2, 3, 4, 5, 6, 7, 8 & 20 –ல் 60924 ச.மீ. பரப்பளவு உள்ள எனது இடத்தில் அமைந்த மனைப்பிரிவுக்கான புல எண்களில் வழிகாட்டி மதிப்பானது 34/1, 35/1, 2, 3

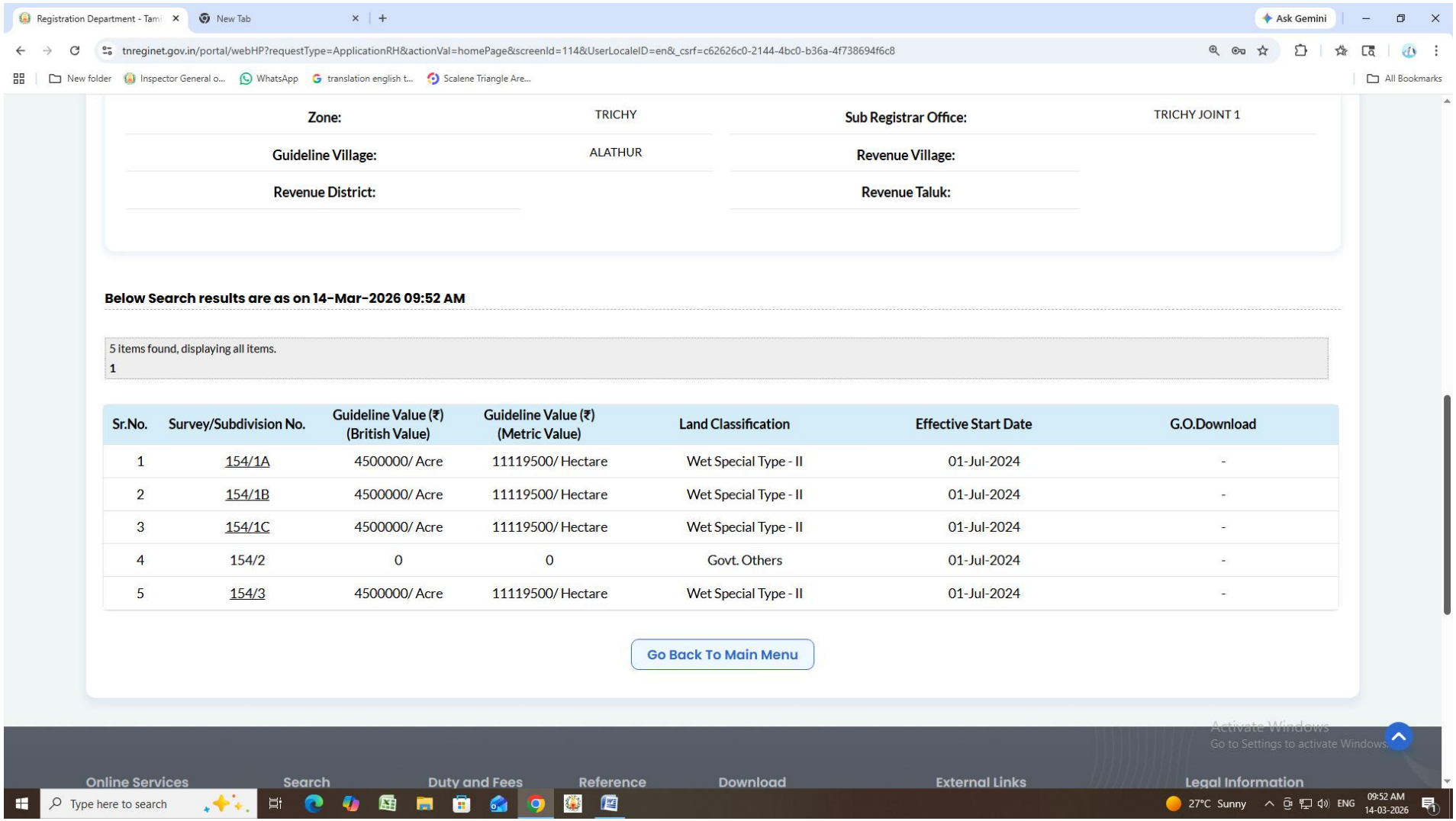
T. Rohit

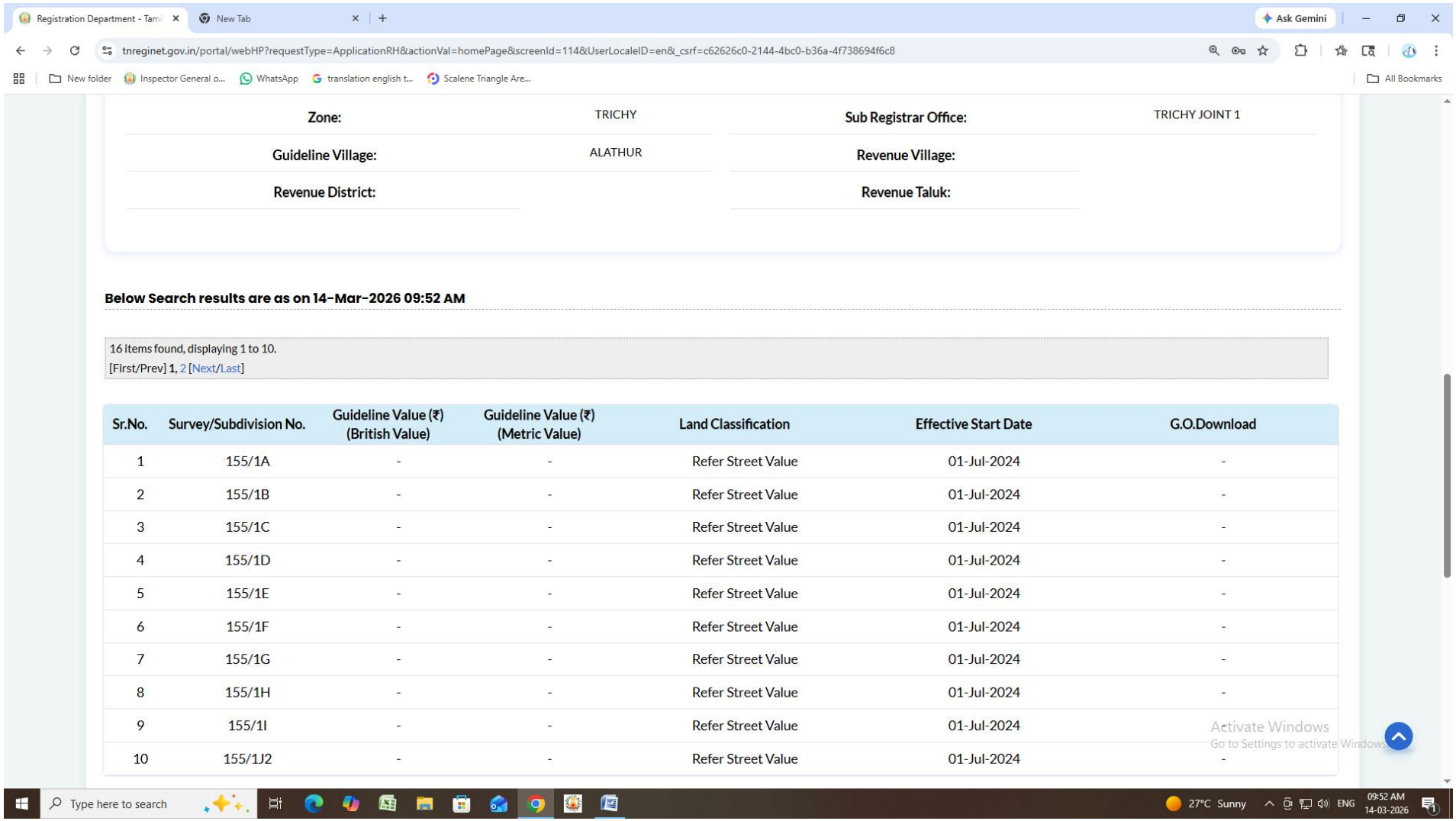
(பழைய புல எண்கள்.153/1, 154/1A, 1B, 1C) ஆகிய எண்களுக்கு மட்டும் ரூ.45,00,000/ ஏக்கர் எனவும், 1,11,19,500/ ஹெக்டேர் எனவும் சார்பதிவாளர் அலுவலக இணைய வழியில் கிடைக்கப்பபெற்றுள்ளது. மற்ற எண்களுக்கு தெரு மதிப்பு காண்க என உள்ளது.

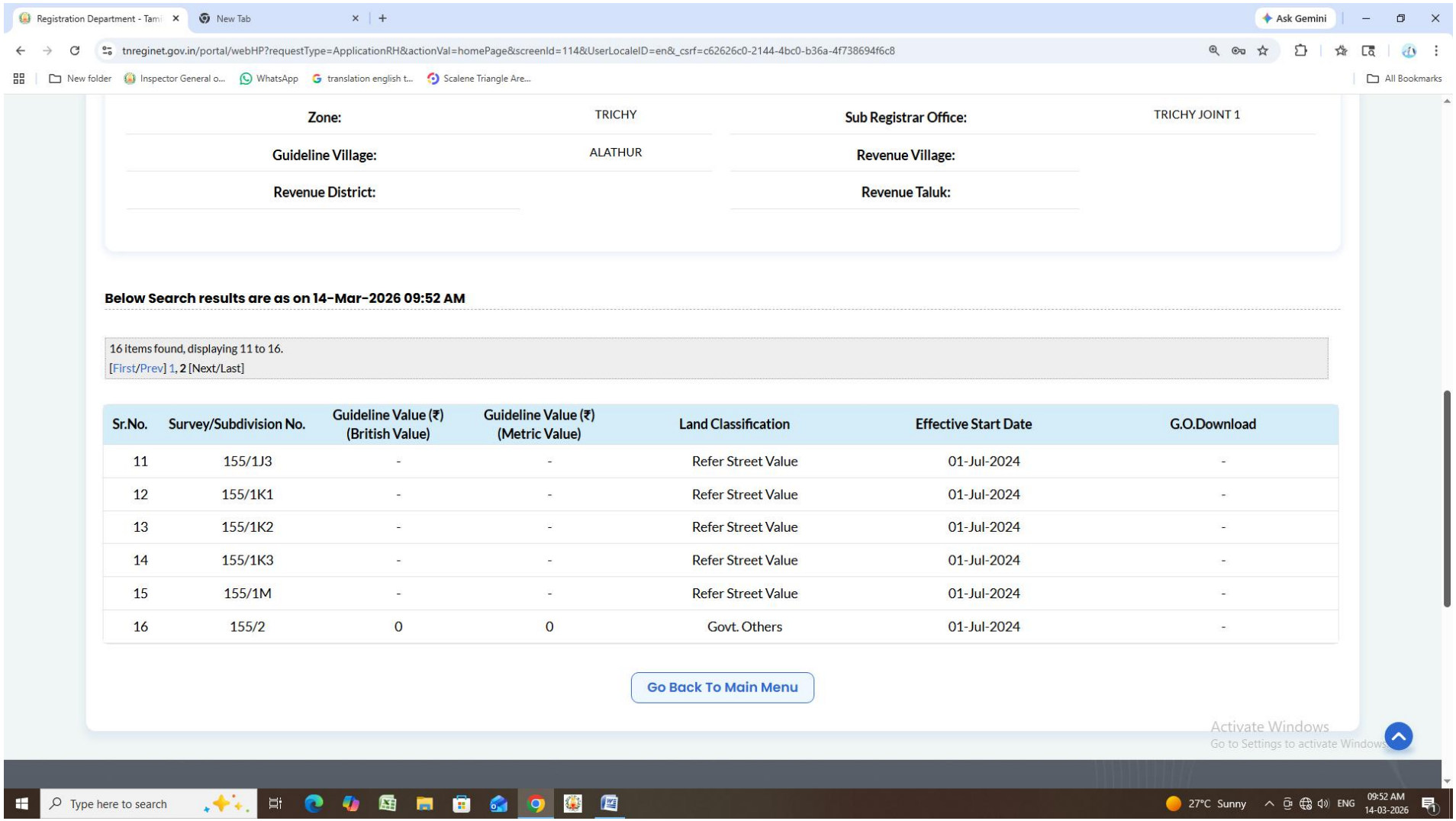
எனவே மற்ற எண்களுக்கான மதிப்பானது நான் மின்சார வாரியத்திற்கு தானம் கொடுக்கும்போது, சார்பதிவாளர் அவர்களின் அறிவுறுத்தலின் அடிப்படையில் சதுரடி ஒன்றுக்கு ரூ.1000/ - (ரூபாய் ஆயிரம் மட்டும்) என்கிற மதிப்பின் அடிப்படையில் தானபத்திரம் பதிவு செய்து கொடுத்துள்ளேன். இம்மனைப்பிரிவுக்கான வழிகாட்டி மதிப்பானது தங்களால் RERA (Form C) ஒப்புதல் வழங்கப்பட்ட பிறகு, சார்பதிவாளர் அலுவலகத்தால், நான் விற்பனை செய்யப்படவுள்ள ஆவணத்தின் அடிப்படையில் நிர்ணயம் செய்யப்படும் என்பதையும் தெரிவித்துக்கொள்கிறேன்.

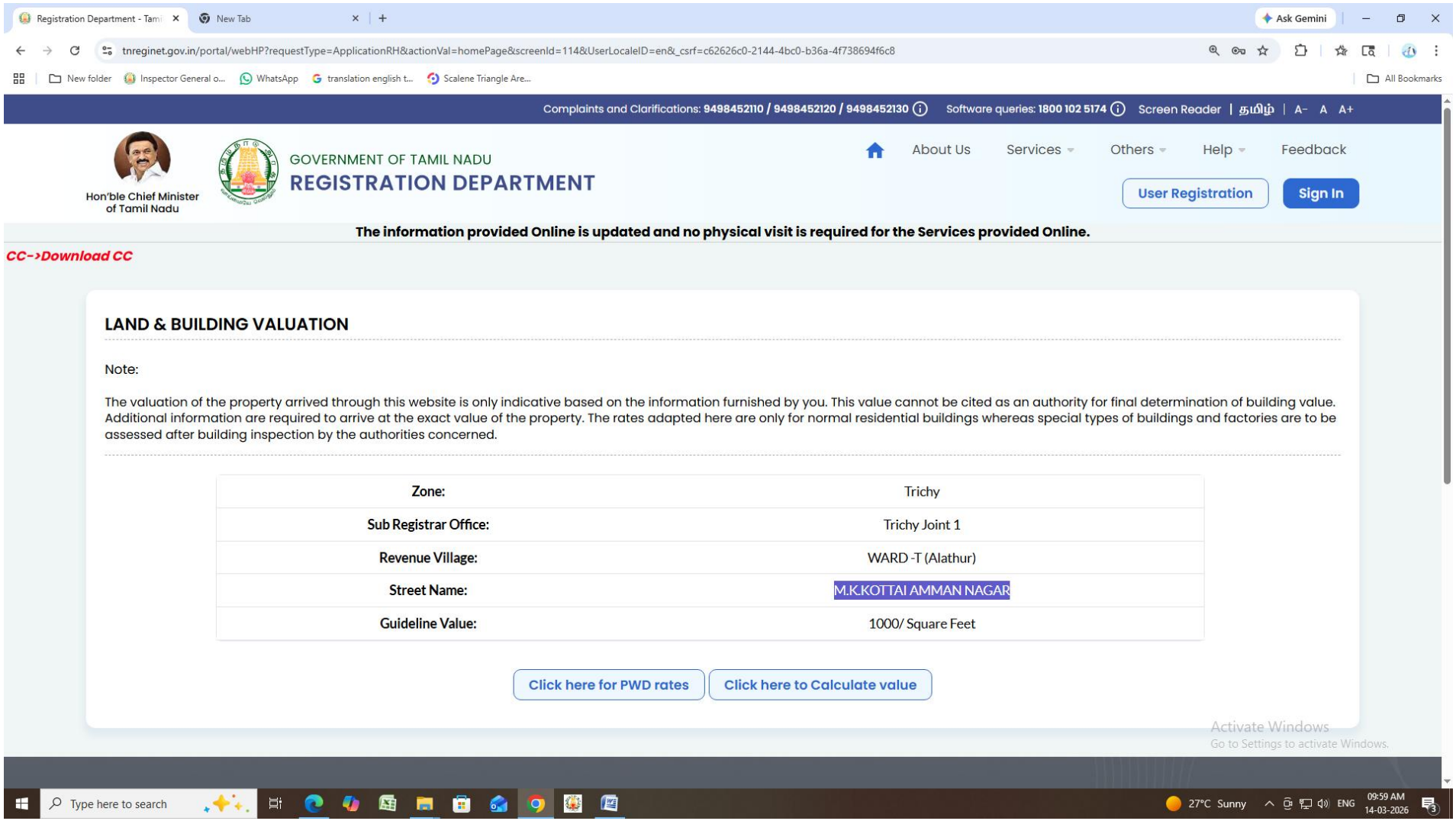
T. R

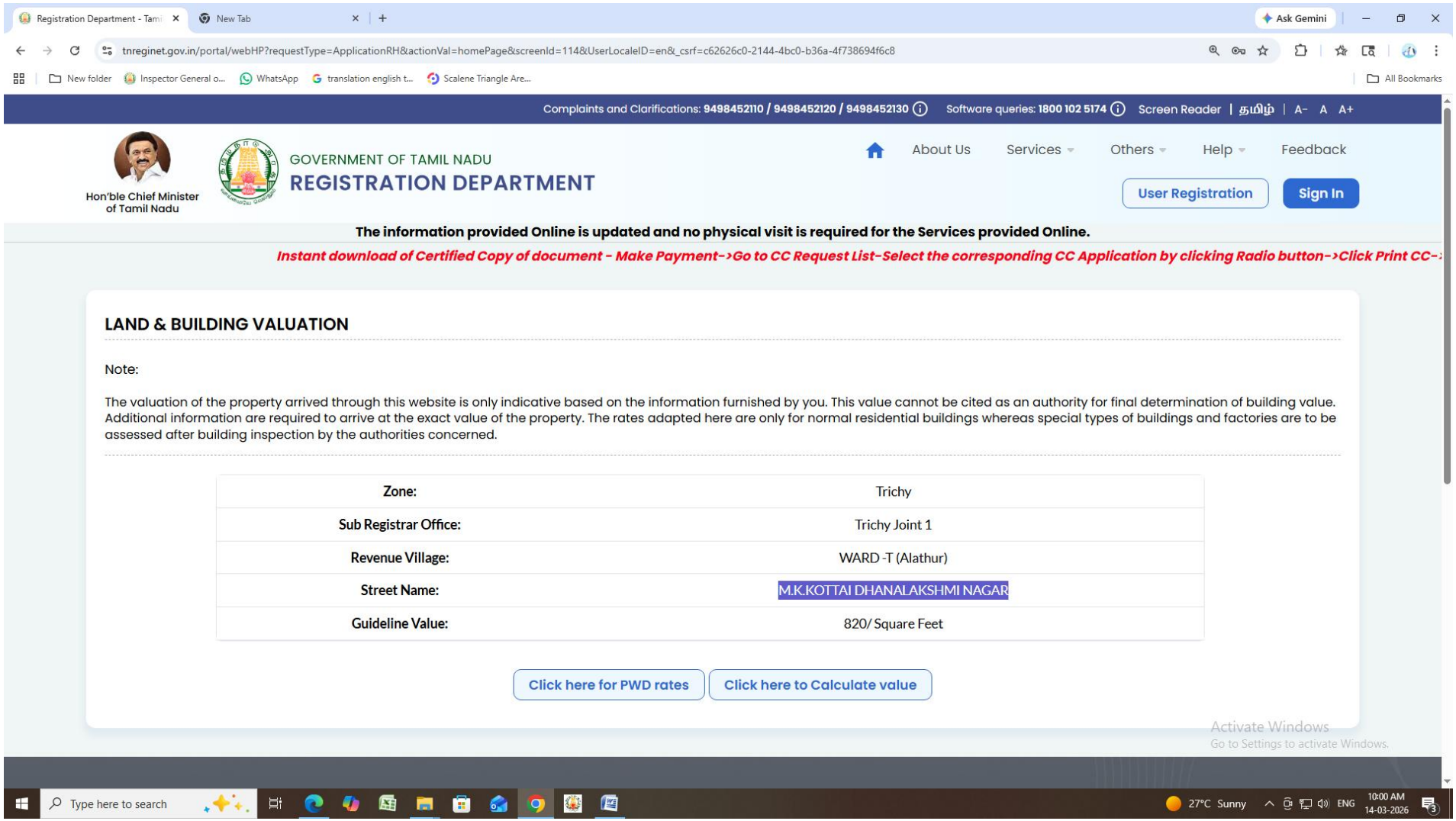

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Revenue District:
Revenue Taluk:
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3 items found, displaying all items.
1
Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download
1 | 153/1 | 4500000/ Acre | 11119500/ Hectare | Wet Special Type - II | 01-Jul-2024 | -
2 | 153/2A | - | - | Refer Street Value | 01-Jul-2024 | -
3 | 153/2B | 0 | 0 | Govt. Others | 01-Jul-2024 | -
Go Back To Main Menu
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National Portal
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14-03-2026

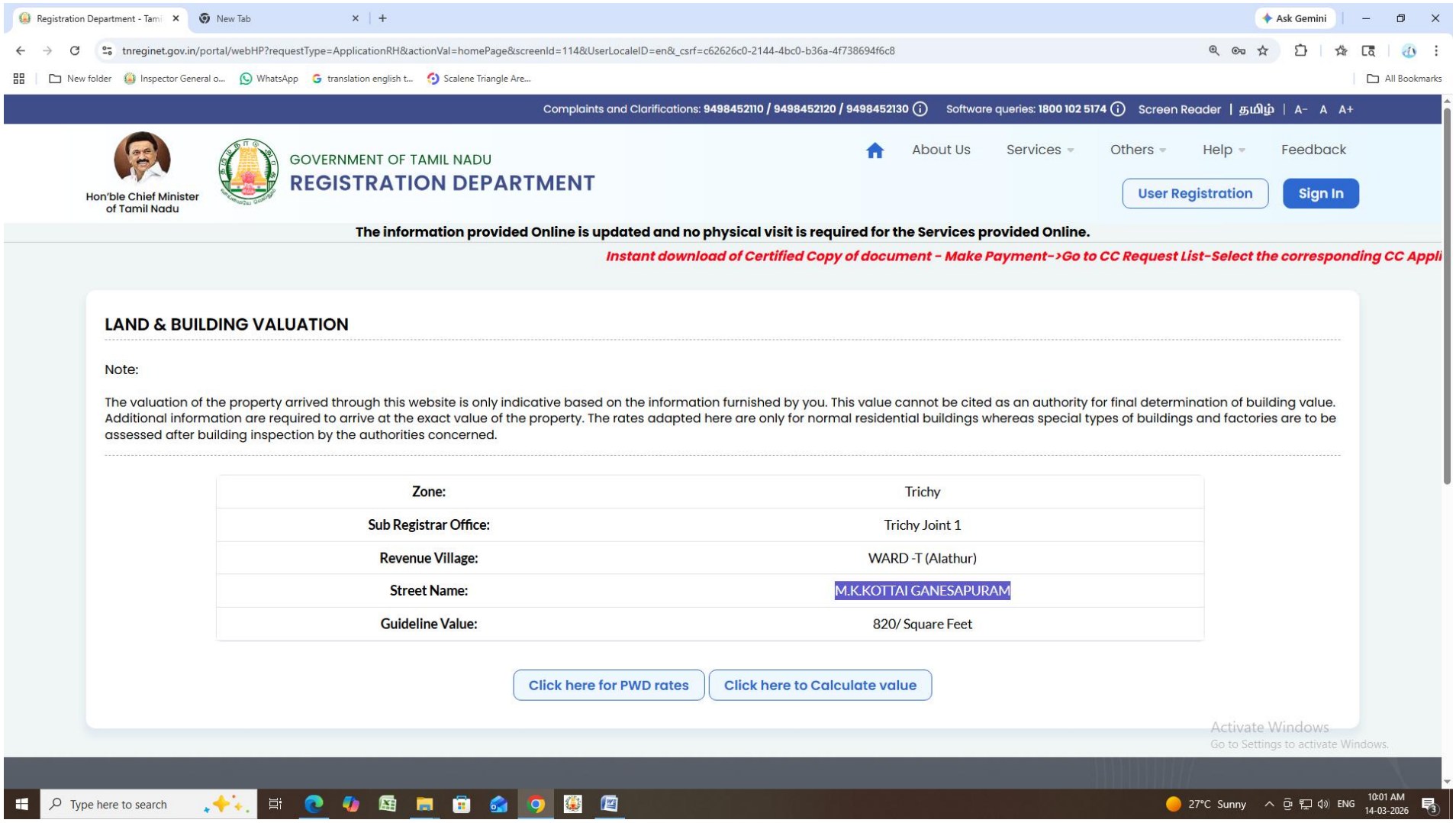

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Guideline Village: ALATHUR
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Revenue District:
Revenue Taluk:
Below Search results are as on 14-Mar-2026 09:52 AM
5 items found, displaying all items.
1
Sr.No. Survey/Subdivision No. Guideline Value (₹) (British Value) Guideline Value (₹) (Metric Value) Land Classification Effective Start Date G.O.Download
1 154/1A 4500000/ Acre 11119500/ Hectare Wet Special Type - II 01-Jul-2024 -
2 154/1B 4500000/ Acre 11119500/ Hectare Wet Special Type - II 01-Jul-2024 -
3 154/1C 4500000/ Acre 11119500/ Hectare Wet Special Type - II 01-Jul-2024 -
4 154/2 0 0 Govt. Others 01-Jul-2024 -
5 154/3 4500000/ Acre 11119500/ Hectare Wet Special Type - II 01-Jul-2024 -
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Duty and Fees
Reference
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External Links
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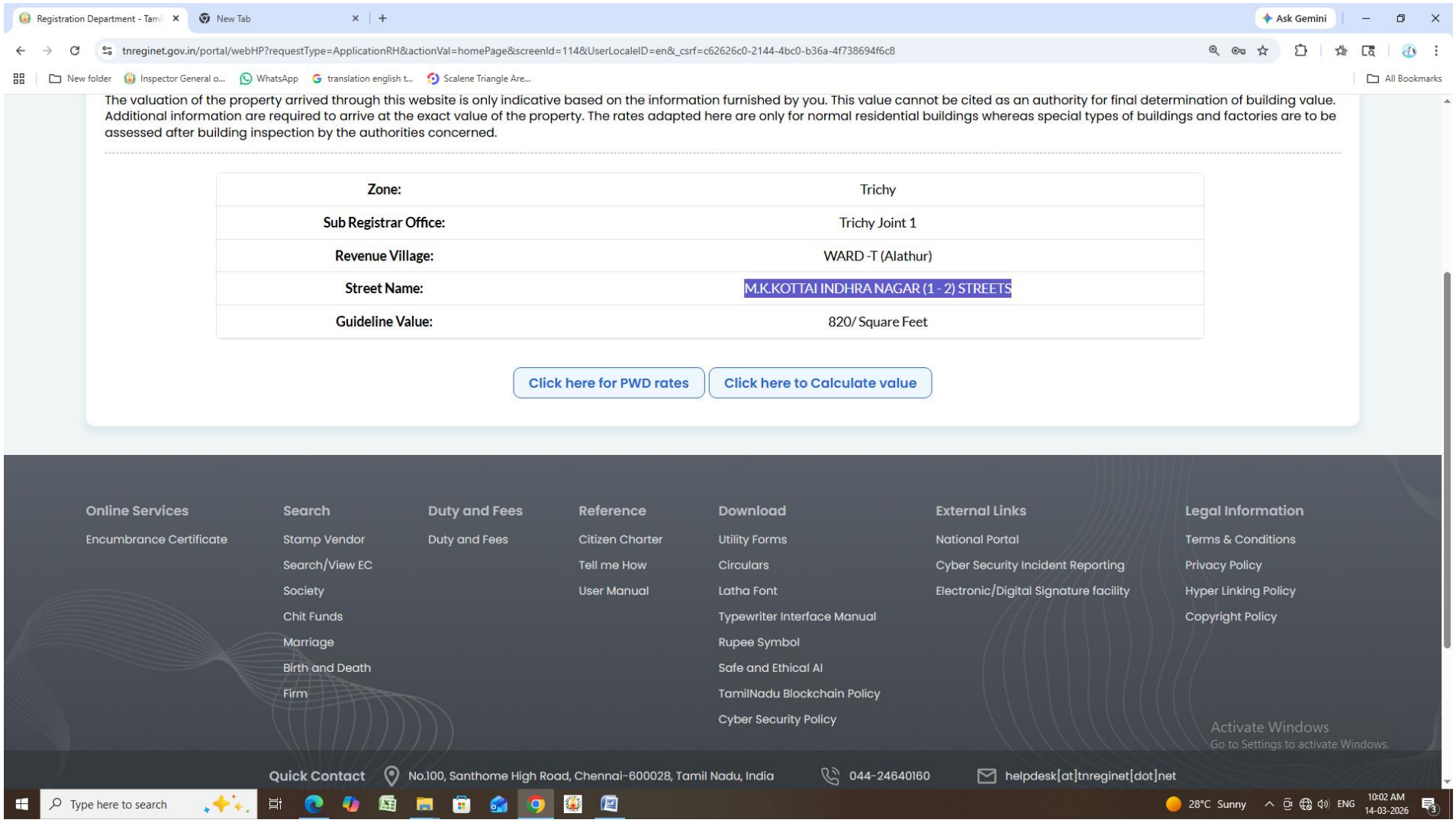

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Sub Registrar Office: TRICHY JOINT 1
Guideline Village: ALATHUR
Revenue Village:
Revenue District:
Revenue Taluk:
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16 items found, displaying 1 to 10.
[First/Prev] 1, 2 [Next/Last]
Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download
1 | 155/1A | - | - | Refer Street Value | 01-Jul-2024 | -
2 | 155/1B | - | - | Refer Street Value | 01-Jul-2024 | -
3 | 155/1C | - | - | Refer Street Value | 01-Jul-2024 | -
4 | 155/1D | - | - | Refer Street Value | 01-Jul-2024 | -
5 | 155/1E | - | - | Refer Street Value | 01-Jul-2024 | -
6 | 155/1F | - | - | Refer Street Value | 01-Jul-2024 | -
7 | 155/1G | - | - | Refer Street Value | 01-Jul-2024 | -
8 | 155/1H | - | - | Refer Street Value | 01-Jul-2024 | -
9 | 155/1I | - | - | Refer Street Value | 01-Jul-2024 | -
10 | 155/1J2 | - | - | Refer Street Value | 01-Jul-2024 | -
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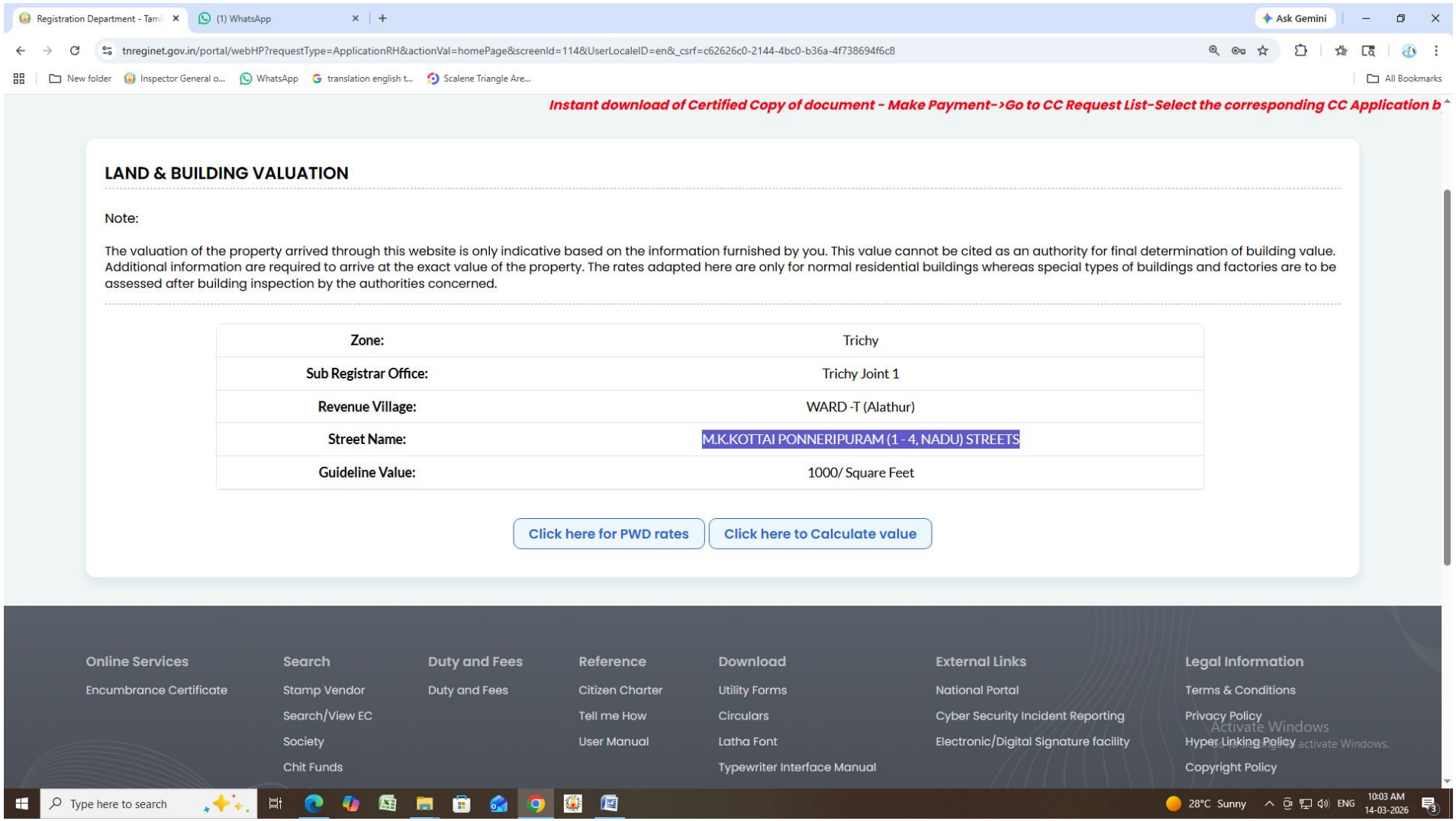

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Zone: TRICHY
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Guideline Village: ALATHUR
Revenue Village:
Revenue District:
Revenue Taluk:
Below Search results are as on 14-Mar-2026 09:52 AM
16 items found, displaying 11 to 16.
[First/Prev] 1, 2 [Next/Last]
Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download
11 | 155/1J3 | - | - | Refer Street Value | 01-Jul-2024 | -
12 | 155/1K1 | - | - | Refer Street Value | 01-Jul-2024 | -
13 | 155/1K2 | - | - | Refer Street Value | 01-Jul-2024 | -
14 | 155/1K3 | - | - | Refer Street Value | 01-Jul-2024 | -
15 | 155/1M | - | - | Refer Street Value | 01-Jul-2024 | -
16 | 155/2 | 0 | 0 | Govt. Others | 01-Jul-2024 | -
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Zone: Trichy
Sub Registrar Office: Trichy Joint 1
Revenue Village: WARD -T (Alathur)
Street Name: M.K.KOTTAI AMMAN NAGAR
Guideline Value: 1000/ Square Feet
Click here for PWD rates
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Zone: Trichy
Sub Registrar Office: Trichy Joint 1
Revenue Village: WARD -T (Alathur)
Street Name: M.K.KOTTAI DHANALAKSHMI NAGAR
Guideline Value: 820/ Square Feet
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Zone: Trichy
Sub Registrar Office: Trichy Joint 1
Revenue Village: WARD -T (Alathur)
Street Name: M.K.KOTTAI GANESAPURAM
Guideline Value: 820/ Square Feet
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Zone: Trichy
Sub Registrar Office: Trichy Joint 1
Revenue Village: WARD -T (Alathur)
Street Name: M.K.KOTTAI INDHRA NAGAR (1 - 2) STREETS
Guideline Value: 820/ Square Feet
Click here for PWD rates
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Chit Funds
Marriage
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Duty and Fees
Duty and Fees
Reference
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Zone: Trichy
Sub Registrar Office: Trichy Joint 1
Revenue Village: WARD -T (Alathur)
Street Name: M.K.KOTTAI PONNERIPURAM (1 - 4, NADU) STREETS
Guideline Value: 1000/ Square Feet
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14-03-2026

Thiruchirapalli District, Thiruchirapalli East Taluk, Thiruchirapalli City Municipal Corporation, Ariyamangalam Zone, Ward T , Alathur (P) Block No.47

Sl.No.	Document No	New Survey No.	Old Survey No.	As per Document		As per TSLR
				Extent in acre. cent	Extent in Hec.Ares	Extent in Hec.Ares
1	Sale Deed No.565/2025	36/1	155/1A	0.75	0.30.50	0.30.50
2		36/2	155/1B	1.57	..	0.63.50
3	Settlement deed no. 6068/2024	34/1	153/1	0.06	..	0.02.50
4		35/1	154/1A	0.87	..	0.35.00
5		36/6	155/1F	0.81	0.31.50	0.31.50
6		36/7	155/1G	1.76	0.70.00	0.56.00
7		36/20	155/1G			0.14.00
8	Sale Deed No.5808/2024	36/8	155/1H	1.00	...	0.40.50
9	Sale Deed No.4218/2024	36/4	155/1D	0.95	...	0.38.50
10	Sale Deed No.4219/2024	36/3	155/1C	1.55	0.61.05	0.61.50
11	Sale Deed No.7966/2023	34/4	34/2, 153/2A	0.50	0.20.50	0.20.24
12		36/5	155/1E	1.00	0.39.50	0.39.50
13	Sale Deed No.6831/2023	35/3	154/1C	2.61	1.05.50	1.05.50
14	Sale Deed No.7114/2023	35/2	154/1B	1.74	0.70.50	0.70.50
				15.17		**6.09.24**

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.