

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Date: 19.05.2026

From:

Mr.V.Manohar & Mr.K.Govindasamy,
19, Dharmaraja Kovil Street,
Sholinganallur, Chennai – 600 119.

To:

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No. 1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

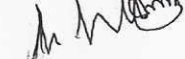
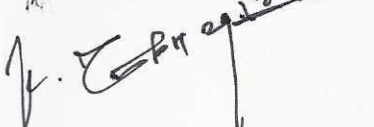
Sub: Cost calculation of Real Estate Project: MG LANDMARK - II.

TNRERA Registration Number: _____ as on 19th May 2026.

S. No.	Particulars	Incurring Amount in Rs.
1	(1) Land Cost	
	i. Amount paid to the land Owner at the time of purchasing the Property	4,50,00,000/-
	ii. Guideline Value of this Property	3,20,10,291/-
	iii. Incidental costs related to the acquisition of land such as stamp duty, brokerage, premium paid to the government authorities related to the land	33,00,000/-
	iv. Property and other taxes, fees paid	15,00,000/-
		4,98,00,000/-
2	(2) Development Cost	
	i. On site expenditure for development of entire project i.e. consultant fees, site overheads, development works, cost of services including water, electricity, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the development of the entire project registered.	83,00,000/-
	ii. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to any Statutory Authority.	12,50,360/-
	iii. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on development funding or money borrowed for development & project.	36,50,000/-
		1,32,00,360/-
3	(3) Total Cost	6,30,00,360/-

In compliance of the provisions of the TNRERA Act and is based on the records and documents by me and since the only one project is running in this concern all the cost is considered as directly related to the project.

Yours faithfully,

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](#)



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



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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+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.

