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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	S RAMALINGAM AND OTHERS	**Payment Generated**	:	19/02/2026
Application No	:	VEJISGF1	**Payment Completed**	:	19/02/2026

Fees Type : **Demand Fees**

Receipt Number : 2026021960240

Transaction ID : 9617436692748

Demand Details:

S.No	Description	Amount
1	Development Charges	5400.00
2	Display Board Deposit fee	1500.00
3	SubDivision Charges	18000.00

Total Amount : 24900

Amount In Words : Rupees Twenty Four Thousand Nine Hundred Only

With Regards,
DTCP

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : RAMALINGAM S

மின். இ. எண்: 200062030426656 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGNSBI863226191 நாள் : 15/05/2026 16:14:25

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61971-Estimate Charges on New Service Connections	117900.00
	மொத்தம்	117900.00

தொகை (எழுத்தால்) ரூ. One lakhs Seventeen thousand Nine hundred 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 :

24x7 மின்னகம்

94987 94987

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : RAMALINGAM S

மின். இ. எண்: 062030686490 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGIINB891440907 நாள் : 17/08/2026 12:24:51

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	23100-CC Charges	1190.00
2	62250-BPSC	7.63
3	61902-R.C Charges**	135.00
4	62948-Rounding Off	0.37
	மொத்தம்	1333.00

தொகை (எழுத்தால்) ரூ. One thousand Three hundred Thirty Three only

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

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* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :

24 மின்னகம்

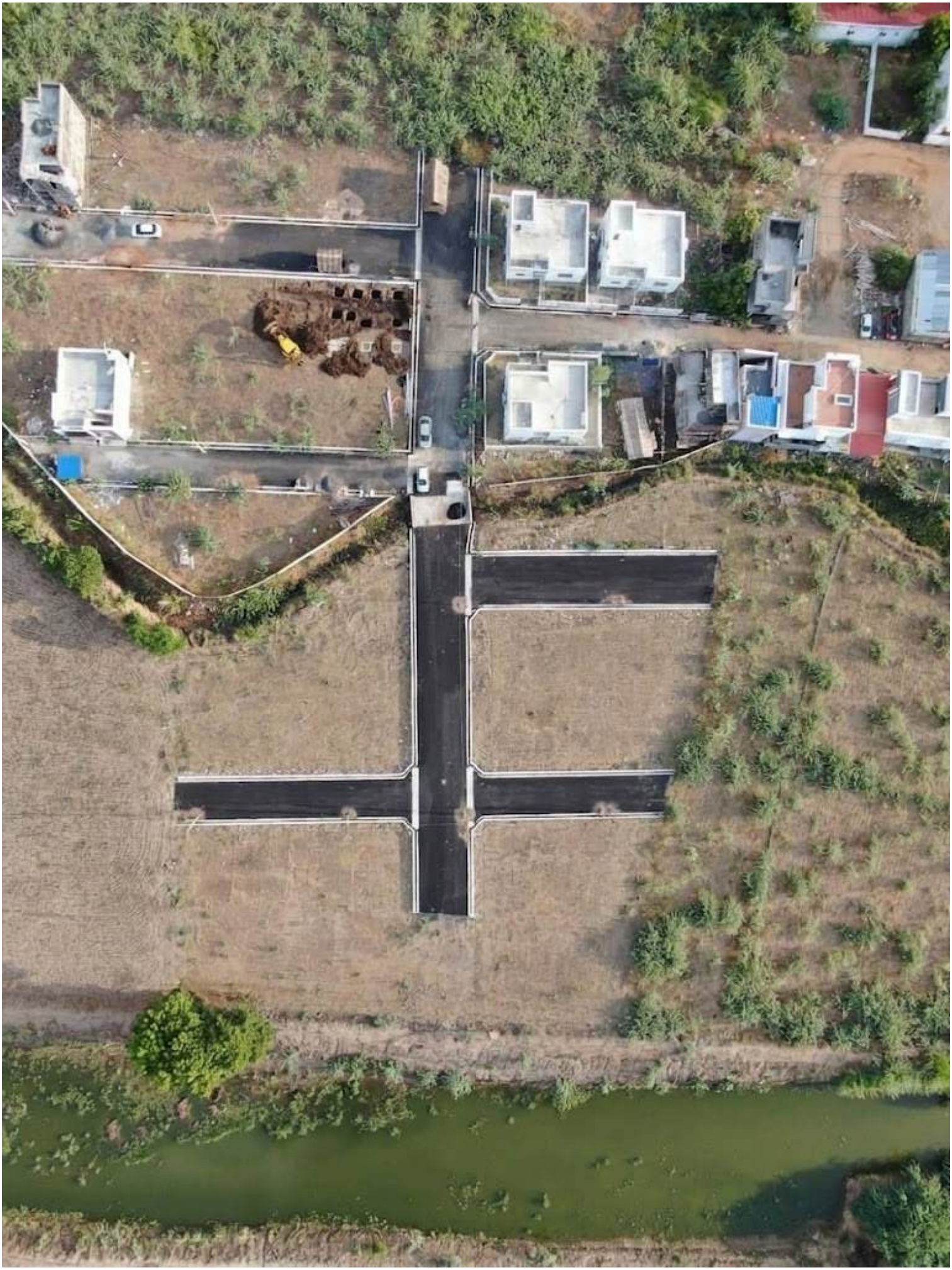
94987 94987


Restricted Area










GPS MAP
CAMERA
11 Sep, 2026
Fri, 9:55 AM
25°C
Pandamangalam,Tamil Nadu, India
Pandamaagalm, Tiruchirappalli,
Tamil Nadu, India, 620101
Lat 10.840757°
Long 78.670625°
Report: Work Progress


GPS Map Camera
Pandamangalam, Tamil Nadu, India
Vathukkara Street, Pandamangalam, Tiruchirappalli,
Tamil Nadu 620101, India
Lat 10.840677, Long 78.670648
Friday, 11/09/2026 10:01 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Pandamangalam, Tamil Nadu, India
Vathukkara Street, Pandamangalam, Tiruchirappalli,
Tamil Nadu 620101, India
Lat 10.840677, Long 78.670648
Friday, 11/09/2026 10:01 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Pandamangalam, Tamil Nadu, India
Vathukkara Street, Pandamangalam, Tiruchirappalli,
Tamil Nadu 620101, India
Lat 10.840779, Long 78.670635
Friday, 11/09/2026 09:55 AM GMT+05:30
Note : Captured by GPS Map Camera

Form-5
Certificate by Architect/Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project OLD S.F.NO:129/2, NEW TS 4/2, Block:12, Ward:I,Pandamangalam,Tiruchirappalli West Taluk, Zone-V, Trichy District, Tamilnadu State.

Date: 19.09.2026

S.RAMALINGAM,KK.THENTHAMILSELVAN
S.PERIASAMY,S.PITCHAIAMMAL
S/O Sadasivapillai, No:12/10,South Kandy Street, Beema Nagar,Tiruchirappalli Taluk, Tiruchirappalli-620001.

Subject: Certificate for **"LINGA GARDEN"**

Ref:_____(TNRERA Registration Number)

Sir,

I, **Er. S.RAMALINGAM** (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr.I/DTCP//TRICHY/NOV-2024/70** had under taken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done **LINGA GARDEN** (name of the project) situated on the Plot bearing at OLD S.F.NO:129/2, NEW TS 4/2, Block:12, Ward:I, Pandamangalam, Tiruchirappalli West Taluk, Zone-V, Trichy District. demarcated by its boundaries(latitude and longitude of the endpoints)to the North 10.840677 to the South 78.670648"S to the East 10.840779 "E to the West of Division 78.670635 "W of "**LINGA GARDEN**",at OLD S.F.NO:129/2, NEW TS 4/2, Block:12, Ward:I, Pandamangalam, Tiruchirappalli West Taluk, Zone-V, Trichy District measuring **3563 SQM** Being developed by "S.RAMALINGAM,KK.THENTHAMILSELVAN, S.PERIASAMY,S.PITCHAIAMMAL.

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by DTCP **Trichy** (Name of the sanctioned authority) vide Planning Permission No. **26/2026** dated **24-02-2026**. Local Body ~~/ Town Panchayat / Municipality No~~ **F1/2037/2026/WC-5** dated **17.07.2026**. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Over Head Tank	Yes
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

S.RAMALINGAM M.E.,M.Sc.,M.B.A.,
Registered Engineer-Grade I
RE/GR.I/DTCP/TRICHY/NOV-2024/70
12, SOURH KANDI STREET, BEEMA NAGAR,
TRUCHY-1, MOB: 94431 27970

Yours Faithfully,
Stamp, Signature & Name (S.RAMALINGAM) of Architect/Licensed Surveyor with
(Reg. License No **RE/Gr.I/DTCP//TRICHY/NOV-2024/70**)

Enclosed: Photographs of all sides of site

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING
(Kajamalai Main road, Kajamalai, Tiruchirappalli - 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr.S.RAMALINGAM** has enrolled as **REGISTERED ENGINEER GRADE-I** with this office who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field.

He has been given the Registration No.**RE.GR.I/DTCP/TRICHY/ NOVEMBER- 2024/ 70 on 21 .11.2024**

He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules 2019, approved vide G.O (Ms) No.18 MAWS (MA1) Department dated 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/invalid if documents are found incorrect/forged.

This Registration is valid up to 20.11.2029



Joint Director/Member Secretary,
District Town and Country Planning,
Tiruchirappalli District.

24/11/24

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.