Verified RealEstate™

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.

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Date: 21.11.2025

From

P. Gajapathy,
No. 5/22, 2nd Main Road, TSD Nagar,
Arumbakkam,
Chennai – 600106.

V. Bhaskar,
No. 2/185, Anjaneyar Koil Street,
Veerapuram, Morai,
Thiruvallur – 600055.

V.G. Ashwin,
No. 3, TSD Nagar, Er. Sambtah Garden,
Arumbakkam,
Chennai – 600106.

To
The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
3rd Floor, CMDA Tower – II,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600008.

Subject: Confirmation of Removal of LT Line – Reg. - TNRERA/PLI/8396/2025.

Respected Sir/Madam,

We, hereby submit this letter to formally inform TNRERA that the Low Tension (LT) electricity line which was previously passing through/over the project site **at "SHRI BALAJEE GARDEN", Ikkadu Kandigai Village & Panchayat, Thiruvallur Panchayat Union & Taluk, Thiruvallur District. Survey No's: 930/1B2 & 934/1A1B.** has now been completely removed by the concerned electricity department.

The removal has been carried out as per the approval and instructions of the TANGEDCO, and the site is now free from any LT line obstruction.

We request you to kindly update your records accordingly and proceed with further processes related to our project.

We enclose the following for your reference:

1. Copy of the EB Receipt

2. Recent photographs of the site showing LT line removal

We request you to kindly take this on record and do the needful.

Thanks & Regards,

(P. GAJAPATHY) **(V. BHASKAR)** **(V.G. ASHWIN)**

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : GAJAPATHY P

மின். இ. எண்: 200083670725285 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCICI773444293 நாள் : 11/08/2025 18:21:23

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	210483.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	18943.47
4	46942-SGST @9%	18943.47
5	62948-Rounding Off	0.06
	மொத்தம்	248370.00

தொகை (எழுத்தால்) ரூ. Two lakhs Forty Eight thousand Three hundred Seventy only

** Support services are taxable under GST

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 நேரி ஒப்புதல் தேவையில்லை

• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும்
மின்னகம்
94987 94987

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.