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
verified.realestate

DETAILS OF LICENSED SURVEYOR

License Surveyor Name : M.SOWNDARRAJ

License Surveyor Number : **03/2022, RE-GR-III** on 22.12.2022.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 21/06/2025

Applicant Name : A G THAVAAMANI

Application No : DJQ8GD26

Fees Type : Scrutiny Fees

Receipt Number : 2025062148186

Transaction ID : 2552104450627

Purpose

S.No	Description	Amount
1	Scrutiny Fees	5616

Amount In Words : Rupees Five Thousand Six Hundred Sixteen Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO NAMAKKAL

Bank Copy

Challan Number	20250719000750	**Challan Date**	19-Jul-2025	**Payment Date**	19-Jul-2025 12:29:45
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	A G THAVAAMANI
Mobile No.	9443764446	**Aadhaar No.**		**Remitter Address**	115/2, 4TH MAIN ROAD, SIVAYA
Department	02602-Directorate of Town and Country Planning	**District**	NAMAKKAL	**DDO Code**	27010136
DDO / Office Name	TOWN AND COUNTRY PLANNING - NAMAKKAL	**Department Transaction ID**	48186_1752900280 152	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	977849	48186	NA

Payment Type	Instrument No.	Instrument Date.	Drawn Bank
null	null	null	null

Payment Mode	RBI NEFT/RTGS	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	9,77,849			**Bank Name**	RBI
Amount (in words)	Nine Lakh Seventy Seven Thousand Eight Hundred Forty Nine Rupees only.			**Bank ref no.**	20250719105525372146

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Government of Tamil Nadu

E-Challan

Payable at - DTO NAMAKKAL

Remitter Copy

Challan Number	20250719000750	**Challan Date**	19-Jul-2025	**Payment Date**	19-Jul-2025 12:29:45
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	A G THAVAAMANI
Mobile No.	9443764446	**Aadhaar No.**		**Remitter Address**	115/2, 4TH MAIN ROAD, SIVAYA
Department	02602-Directorate of Town and Country Planning	**District**	NAMAKKAL	**DDO Code**	27010136
DDO / Office Name	TOWN AND COUNTRY PLANNING - NAMAKKAL	**Department Transaction ID**	48186_1752900280152	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	977849	48186	NA

Payment Type	Instrument No.	Instrument Date.	Drawn Bank
null	null	null	null

Payment Mode	RBI NEFT/RTGS	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	9,77,849			**Bank Name**	RBI
Amount (in words)	Nine Lakh Seventy Seven Thousand Eight Hundred Forty Nine Rupees only.			**Bank ref no.**	20250719105525372146

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Government of Tamil Nadu mandate form for NEFT / RTGS

Challan Number	20250719000750
Challan Creation Date	19-Jul-2025
Challan Expiry Date	02-AUG-2025
Beneficiary Name	Government of Tamil Nadu
Beneficiary Bank Name	Reserve Bank of India
Beneficiary Branch	Regional Office, Chennai
Bebeficary Account No	20250719000750
Beneficiary Banks IFSC Code	RBIS0GOTNER
Remittance Amount (In figures)(A)	9,77,849
Remittance Amount (In Words)(B)	Nine Lakh Seventy Seven Thousand Eight Hundred
Banks Charges (B) (Transaction charges and taxes	
Remittance Total Amount (A + B)	

Note:

1. Payment can be made online using the beneficiary details available above
2. Payment can be made offline in any bank by using the beneficiary details by means of
3. The Bank Should not accept the challan after the expiry of validity period mentioned above

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	A G THAVAAMANI	**Payment Generated**	:	22/07/2025
Application No	:	DJQ8GD26	**Payment Completed**	:	25/07/2025
Fees Type	:	**Demand Fees**			
Receipt Number	:	2025072548186			
Transaction ID	:	4502028015239			

Demand Details:

S.No	Description	Amount
1	SubDivision Charges	8800.00
2	Development Charges	7488.00

Total Amount : 16288

Amount In Words : Rupees Sixteen Thousand Two Hundred Eighty Eight Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 17/09/2025

Applicant Name : A G THAVAAMANI

Application No : DJQ8GD26

Fees Type : **Demand Fees**

Receipt Number : 2025091748186

Transaction ID : 11000299871175

Purpose

S.No	Description	Amount
1	Layout Approval Fees	56160.00
2	Layout Inspection Fees	19000.00

Total Amount : 75160

Amount In Words : Rupees Seventy Five Thousand One Hundred Sixty Only

With Regards,
DTCP

பொது மற்றும் மறுவாழ்வுத் துறை
முன்னாள் படைவீரர் நலத்துறை, தமிழ்நாடு அரசு
Public and Rehabilitation Department
Department of Ex-Servicemen's Welfare, Govt of Tamil Nadu
Armed Forces Flag Day Fund

Armed Forces Flag Day 2024
(December 7th 2024 - December 6th 2025)
Donation Receipt

Date: **01/08/2025**	Receipt No: **FD/FUND/1446099**	Acknowledgment Ref.No: **FL19116149847**
Received with thanks from,		

Name of Donor	**THAVAMANI A G**
Mobile No	**9443764446**
Email Id	**ayyappaass23@gmail.com**

Payment Mode	**Online**
Bank Ref.No	**IP252135107777**
Referred By	**Assistant Director, Directorate of Town and Country Planning (DTCP), Namakkal**

Transaction Amount	**₹ 5000.00**

Download Certificate

Donation to Armed Forces Flag Day Fund is Exempted under Section 80G(5) (vi) of IT Act 1961,

Unique Registration No.F.No.197/144/2006-ITA-1/80G

PAN No.AAATT3614P.

This is computer generated e receipt no signature required.

PROJECTS COST

Project cost for the layout project **"SRI KRISHNA AVENUE" S.F.No: 60/1A1A2, 60/1A1B And 60/1A1C** in Kumarapalayam Agraharam Panchayat / Village, Kumarapalayam Taluk, Namakkal District, Tamilnadu.

• Land cost	-	71,10,000.00
• Development & Fees paid Charges	-	10,79,913.00
• Site Development Charges	-	40,00,000.00
Total Project Cost	-	1,21,89,913.00

Signature of Applicant

PROJECT INFORMATION

PROJECT ADDRESS **"SRI KRISHNA AVENUE"** S.F.No: 60/1A1A2, 60/1A1B And 60/1A1C in Kumarapalayam Agraharam Panchayat / Village, Kumarapalayam Taluk, Namakkal District, Tamilnadu.

EXTENT OF THE LAND : **0.925 Acres (or) 3744.0 Sq.m**

S.No.	Description	Area in sqm
1	Total Land Area	3744.0
2	Road	1157.103
3	Park	-
4	Sold Plot Area	-
5	TNEB	27.54
6	Local Body	25.51
7	EWS Plot	-
	Plottable area excluding gift deed area & EWS plot	**2533.847**

TNRERA REGISTRATION FEES CALCULATION				
S.No.	**Description**	**Area in sqm**	**Rate per sqm**	**Amount**
1.	Total Area Of Layout	3744.0	5	18,720
			Rounded off to Rs. 18720/-	

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
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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.