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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: TPH/SP98RJUM/588 68/2026/TCP

Date: 2/23/26 1:31 PM

From:

Village Panchayat

PALNANKUPPAM

To :

1. Mr. R. Ravendran,
No: 169, Ganga Nagar,
Palnangkuppam Village,
Tirupathur Panchayat Union/Taluk,
Tirupathur District – 635853.
2. Mr. R. Shankar,
No.190, Asiriyar Nagar,
Pachal Village,
Tirupathur Panchayat Union/Taluk,
Tirupathur District – 635602.

Online Application Number: SP98RJUM

Sir/ Madam,

Sub :

Survey No. 125/1A
Extent: 4006.39 Sq.m or 0.99 Acres

Ref :

SP98RJUM/2025,
SWP/DTCP/TIRUPATHUR / LAYOUT NO. 02/2026

Body:

The Application seeking Final Approval for the Proposed Formation of Residential Layout to an Extent: 4006.39 Sq.m or 0.99 Acres in the land bearing S.F.No : 125/1A at Palnangkuppam Mathura Palnankuppam Village Panchayat, Tirupathur Panchayat Union, Tirupathur Taluk, Tirupathur District, Was Processed as per the prevailing rules and after Pursuing the Record and after Conducting site inspection the applicant was directed handover the portion of Land Earmarked for Roads and Public Purposes Meant for Local body and TANGEDCO.

1. Demand Raised Fir the Payment of Layout Fees, Layout Estimate Fees and Layout Inspection Fees Received from the Applicant Respectively Date. 21.02.2026
2. Payment of Layout Fees, Layout Estimate Fees and Layout Inspection Fees Received from the Applicant Respectively Date. 21.02.2026
3. Resolution No.91 Date:02.02.2026

Allotment Details of Final Approved Layout Plan

Site Extent of-4006.00 Sq.m (or) 0.99Acre
No of Plots - 23 Nos
Gifted over to Local Body
Layout Road : 860.40 Sq.m
Public Purpose : 18.00 Sq.m - 0.57 %
TANGEDCO Purpose : 20.87 Sq.m - 0.66 %

Village

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

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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.