Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: Roc 01/2026-27 / Kadaiyakudi, Date: 04.06.2026

Date: 6/5/26 2:40 PM

From:

Village Panchayat

Kadaiyakudi,Kadaiyakudi(Po),Thirumayam (Tk)-622003

To :

M/s SRI MARUTHI REAL PROMOTORS PVT LTD,
SP.MURUGAPPAN
NO141, NORTH 3RDSTREET,
PUDUKKOTTAI - 622001

Online Application Number: 48LIAHM2

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District - Thirumayam Taluk – Arimalam union –
Kadaiyakudi Panchayat - Valaiyampatti Village - S.No. 4/1 site extend of -8750 sqm – Layout Final approval issued - Reg

Ref :

1.Joint Director / Deputy Director / Assistant Director
TS.NO.09, Kattupudhukulam, Opposite to RTO Office, Pudukkottai-622001

2.G.O.(MS)No.180 Rural Development and panchayat Raj(PR-II(2)) Department Date:05.12.2024.

3.Commissioner of Rural Development and Panchayat Raj Circular RC No:4870/2024 /PR 2.2, Date:10.01.2025

4. 4.Commissioner of Rural Development and Panchayat Raj Letter RC No:4870/2024 /PR 2.2, Date:16.05.2025.

5. Assist Director (Panchayt / Audit) Office, Pudukkottai North Memo No.3858/2023/A7(P/A), Date:25.05.2026.

6.Other Connected Records.

Body:

In the reference 1st cited Technical Approval has been issued for the Residential Layout Situated in Pudukkottai Dist Thirumyam Taluk Kadaiyakudi
Panchayat - Valaiyampatti Village - S.No. 4/1 with the site extend of 8750.00 Sqm.

The Promoter has Established all Infrastructure Facilities in the site as Ordered in the G.O s cited, and as per the Condition laid down in Serial No1(b).

The Promoter also handed over the gift deed Document to the Village panchayat as per the Condition laid down in Serial No 9(b).

Further the promoter has remitted a sum of Rs.297010/- (Rupees Two Lakhs Ninty Seven Thousand and Ten) Only towards
Layout Approval Fees and Inspection fees as fixed in reference 2 and 5 cited .

Further, the Promoter has remitted a sum of its 2,16,000/- (Two Lakh Sixteen Thousand) Only as refundable Security deposit for Maintances.

Hence, Sanction is hereby accorded for the approval of New Residencial Layout Situated in Pudukkottai Dist, Thirumyam Taluk Kadaiyakudi
Panchayat - Valaiyampatti Village - S.No. 4/1 with the site extend of 8750.00 Sqm. subject to the conditions laid down in the reference 1st cited.

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

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.