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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: B2/1004/2026

**Date:** 4/30/26 12:55 PM

From:

Village Panchayat

Mahadevi village Panchayat, Musiri TK, Trichy DT-621214

To :

Thiru.R. Chandrasekaran & P. Ramkumar,
D.No.2/31 Perumal Kovil St.
Sendamalagalam, Pavithram, Namakkal 637021.

Online Application Number: I436LTNB

Sir/ Madam,

Sub :

Layout Final Approval.

Ref :

Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Tiruchirappalli District Letter Roc No. SWP/1436LTNB/60949/2026/TCP, Dated: 27-04-2026.

Body:

Final Approval has been given for layout plot No.01 to 41 located in Mahadevi Village Survery No.995/1, 2A,3A in Mahadevi Panchayat, T.pet Panchayat Union, Musiri Taluk at Tiruchirapplli District with an area of 9399.00 Sqm subject to the following conditions. (Layout Name : Sri Nagar) 1.This final approval is granted subject to the special conditions and layout conditions mentioned in the letter from the Joint Director / Deputy Director Assistant Director District Town and Country Planning Office, Tiruchirappalli, referred to above. 2.As per Government Order (M.S) No. 181 Housing and Urban Development {UD4(1)} Department dated 09-12-2020 and the letter seen, Basic facilities such as Tar road, Storm Water drainage, Pipeline and Street lights (Solar lights) facilities are Provided By Applicant to Layout. As the above basic facilities have been set up by the petitioner, final approval is granted for this house.3.Alternation of plot sizes, road Pattern, Sizes, dimensions

of public allotments and further sub division of the plot contrary to the layout plan approved by the District town and country planning office shall not be done without the prior approval of the district town and cournty planning office.4.The plots in these housing units, which will be given final approval, must be used only for the constructions of  houses. 5.If the documents provided by the petitioner regarding land ownership are found to be not valid, the final approval given to this housing unit will be cancelled without any prior notice. If any issue regarding land ownership arises in the future, it is the responsibility of the petitioner to seek a solution through a competent court. The Block Development Officer (Vpts), Panchayat Union, T.Pettai or Mahadevi Panchayat will not be responsible for this in any way. 6.when the fees paid for the final approval of the land division are reported as a financial loss during the audit and inspection, the amount of the loss mst be paid conditionally. This approval is applicable only specified plots. Separate application for building plan permission should be made and the appropriate fees paid. 7.The roads handed over to the Mahadevi Village Panchayat for public use, as well as the public open space, the local government utility area, and the area designated for electricity use, shall not be subject to any encumbrance or sale. In case of violation, the final approval will be revoked without prior notice.

**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.