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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 9/22/25 7:55 PM

From:

Village Panchayat

Mukasipidariyur

To :

Thirumathi.P.Dhivya
55, Palapalayam, Ingur,
Perundurai, Erode-638052

Online Application Number: 9X4DY28C

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Perundurai Taluk, Chennimalai Panchayat Union, Mugasipidariyur Village - Mugasipidariyur Panchayat acknowledging and Approving in R.S.F.No:163/2B2, 1.99 Acres or 8057.00 Sq.m extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg

Ref :

1. Applicant P.DHIVYA, Application No:9X4DY28C Date:05.05.2025.
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 9X4DY28C /2025/TCP, Dated:30.06.2025
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-197/2025 Dated: 30.06.2025

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Perundurai Taluk, Chennimalai Panchayat Union, Mugasipidariyur Village and Panchayat , R.S.F.No:163/2B2, of 1.99 acres or 8057.00 Sq.m proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP /DTCP/ ERODE/LAYOUT APPROVAL No. 197/2025 dated on 30.06.2025 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Erode District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 36.56 sq.m and Roads area of 1695.28 sq.m are donated to the Mugasipidariyur Panchayat with the document no: 2279/2025, dated: 12.06.2025 registered at the

**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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