Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 3BSRQNNS/THOOTHUKUDI/2025/TCP

Date: 4/26/25 3:06 PM

From:

Village Panchayat

Maravanmadam

To :

Tmt.Kulali Clara,
27/2, Customs colony 2end cross street,
puliyur, chennai Egmore - 628101.

Online Application Number: 3BSRQNNS

Sir/ Madam,

Sub :

Residential Layout office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local planning Area – Thoothukudi Panchayat Union – Maravanmadam Panchayat and Village – S.F.No.105/2, 106/3B, 108/23 Site Extent of 3339.00 Sq.m (0.825 Acres) – Layout Permission issued – forwarded for futher action - Regarding.

Ref :

1) Assistant Director of District Town and Country Planning Office's Thoothukudi letter no. Subject to the conditions of 3BSRQNNS/THOOTHUKUDI/2025/TCP dated 29.03.2025.
2) Maravnamadam Panchayat Permission Date 26.04.2025.
3) Related Documents.

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F.No. 105/2, 106/3B, 108/23 maravanmadam Panchayat Approval has been Granted vide 3BSRQNNS/THOOTHUKUDI/2025/TCP LAYOUT No.54/2025 & PLANNING PERMISSION NO.31/2025 for 15 plots situated at survey no. 105/2, 106/3B, 108/23 with an area of 3339.00 sq.m (0.825 Acres). Maravanmadam Panchayat and Maravanmadam Village permission NO: 2/2025-2026, the Final Approval has given.

The Maravanmadam Panchayat has given the final approval with the following conditions:

1) This order is issued based on the documents only submitted by Applicant. If any errors/Irregularities will

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.