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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: 02/2024-2025 Date: 9/8/24 8:15 PM

From:

Village Panchayat

THIRUMANAVAYAL

To :

PALANIAPPAN
NO.36A, MULAKOTTUTHERU, T OORANI
WEST,DEVAKOTTAI,
Devakottai,
Sivagangai,

Online Application Number: HR9SLKAX

Online application No: HR9SLKAX

Sir/ Madam,

Sub :

Residental layout - Sivaganga District Town &Country palnning office - Sivaganga District- Devakottai Taluk - Devakottai Panchayat union - Thirumanavayal panchayat Thirumanavayal village S.NO:373/2- Extent of
4650.00Sqm(1.149Acre) Layout Final Approval-Reg

Ref :

Applicant Mr.Palaniappan

Body:

Residental layout - Office of the Assistant Director (FAC) of Town &Country planning office Sivaganga District- Devakottai
Taluk - Devakottai Panchayat union - Thirumanavayal panchayat -Thirumanavayal village -S.NO:373/2- Extent of
4650.00Sqm(1.149Acre) Town &Country planning office Sivaganga ROC No. HR9SLKAX/2024/TCP /2024/TCP DT:21.08.2024.According to the Procedure of the deputy

Director of urban
development Department as seen view 1 ,the petitioner has handed over the roads constructed in the Thirumanavayal village Thirumanavayal panchayat through the deed of donation registered as nos .also as seen in view 2 Deputy Director of urban planning his plot L.P(SWP)/DTCP/SIVAGANAGA Layout plot survey fee Rs.14856/-(Forteen thousand Eight Hundred Fifty Six Only) and Rs.56500(Fifty Six Thousand five
Hundred Only)Amounting to 3% of the land value as land use chance fee has been paid to Thirumanavayal panchayat .Therfore Deputy Director Of urban Development Letter :HR9SLKAX/2024/TCP /2024/TCP DT:21.08.2024 Subject to the conditions stated in
Body:
survey NO;373/2 the Final approval of the sub division of the bounded plots .it also reported that the panchayat has no objection to the registration of the above plots. link above condition

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2024.09.08 20:15:43

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.