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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: 2025-26 **Date:** 2/25/26 3:48 PM

From:

Village Panchayat

Appakkarai

To :

Mr.AARUTHRAN LAND DEVELOPERS,
PLOT NO.B34,
MANGAMMA ROAD,
Thiruchy-620021.

Online Application Number: L0GA6DYE

Sir/ Madam,

Sub :

Madurai District , Peraiur Taluk , T.Kalluppatti panchayat Union , Appakkarai panchayat / Village Servay.No .77/4 ,5,6C ,8 ,9 ,78/1,2B1,2B2,3C - at 9.74 Acre (39450.00sqm) Planning Permission issued.

Ref :

1.Applicant Mr.AARUTHRAN LAND DEVELOPERS, Madurai Letter.2025/SWP/ L0GA6DYE - Dated:17.07.2025.

2.District Town and country planning Office, Madurai District Letter No. SWP- L0GA6DYE/2025/TCP. (Road pattern issued on
dated: 26.08.2025.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4. Applicant Mr.AARUTHRAN LAND DEVELOPERS, Letter (Local body Gift deed document no.3869/2025 dated:02.09.2025 and TANGENDCO Gift deed document no.3868/2025 dated:02.09.2025)

5.Assistant Engineer , Rural Development Department, Roc.No.1997/2025/T4, Dated:20/02/2026.

6.Zonal Deputy Block Development Officer , Rural Development Department, Roc.No.

1997/2025/T4, Dated:20/02/2026.

7 . Block Development Officer , Rural Development Department, Roc.No.1997/2025/T4, Dated:25/02/2026.

Body:

Madurai District , Peraiur Taluk , T.Kalluppatti panchayat Union , Appakkarai panchayat / Village Servay.No.77/4,5,6C,8,9,78/1,2B1,2B2,3C - at 9.74 Acre (39450.00sqm) road pattern for residential layout has been issued by thedirectorate on 26.08.2025.
Further the applicant Mr.AARUTHRAN LAND DEVELOPERS has gift deed the road, road splay and park areas has been handed over15959.9 Sqere Meter to the Local body Gift deed document and TANGENDCO Gift deed document dated:02.09.2025. Planning Permission issued.
1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(Madurai District No.85/2025
Special Conditions
1.a) With reference to the 5th cited , if the located site lies in the for providing amenities like 11146 S.m roads, 11146 S.meter Boteside storm water drains and 60 street lights from the applicants Has Been Completed
b) the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2.With reference to the 10th cited and 11th cited letter, the concern local body must issued After transfer of earmarked road, park areas S.F.No in favour concern
3 .As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been collected Rs.1000 as scrutiny fee for eachplots.
4. As per TNCDBR-2019 the following fee and charges are collected as follows:
Enclosure
Purpose :

S.No	Description	Amount
1	Layout Approval Fees	587275.00
2	Security Fees	199000.00
3	Extension of Pipeline	126000.00

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2026.02.25 15:48:34

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.