

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 1/20/26 7:11 PM

From:

Village Panchayat

MUPPAIYUR

To :

Thiru .Venkatesan Sureshkumar
20E,CHIDAMBARANATHAPURAM
STREET,,Devakottai,Sivagangai,630302

Online Application Number:

X7DSH4RE

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District - Sivagangai District - Devakottai Taluk / Panchayat Union, Muppaiyur Panchayat/ Village -S.No: 118/1A2, 1A3,1A4,1A5, 1B1,1B2 -Extent of 12750.00sqm (3.15 Acre) -Final Approval Reg.

Ref :

Online application No.X7DSH4RE

Body:

Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District - Sivagangai District - Devakottai Taluk / Panchayat Union, Muppaiyur Panchayat/ Village -S.No: 118/1A2, 1A3,1A4,1A5, 1B1,1B2 -Extent of 12750.00sqm (3.15 Acre)Town and Country Planning, Sivagangai, ROC No. SWP/ X7DSH4RE/2025/TCP Date:26.06.2025 According to the Procedures of the Deputy Director of Urban Development Department As seen in view 1.The Petitioner Cash handed Over the Roads Constructed in the Plot and the areas Reserved for local Government use and power utility use to the Muppaiyur Village Muppaiyur Panchayat Through the Deed of Donation Registered as Nos. Also as seen in View 2. Deputy Director of UrbanPlanning his

Plot LP(SWP) R DTCP / SIVAGANGAI LAYOUT Plot Survey Fees Rs.729435/-(Rupees seven Lakhs Twenty Nine Thousand Four Hundred and Thirty Five only) Fees has been paid to Muppaiyur Panchayat. Therefore,Deputy Director of Urban Development Letter ROC No. SWP/ X7DSH4RE/2025/TCP Date:26.06.2025 Subject to the Conditions Stated in S.No: 118/1A2, 1A3,1A4,1A5, 1B1,1B2- the Final Approval of the Sub Division is Given for the Pounded Plots. It also Reported that the panchayat Cash noObjection to the Registration of the above Plots. Link Map and ConditionsMrs.V.Veluchamy Special officer Muppaiyur panchayat

Village



Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2026.01.20 19:11:26



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](#)



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



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,
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+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.

