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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: 1/2025-2026 Date: 6/13/25 1:09 PM

From:

Village Panchayat

Manthagudipatti

To :

Mr.GOPALAKRISHNAN,
201,HARIHAR PARADISE,
367 NETHAGI ROAD,PAPPANAICKENPUDUR,
North,Pappanaickenpalayam,COIAMBATORE,-641041

Online Application Number: XVMUTXDO

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District - S.Pudur Panchayat
Union, Manthagudipatti Panchayat, Manthagudipatti Village, S.F.Nos. 9/3,4,5,17 & 9/14B1B - extent of 7880.00Sq.m(1.945Acres)

Ref :

1.Joint Director / Deputy Director / Assistant Director District Town and Country Planning Office, Sivagangai, ROC No. XVMUTXDO/2024/TCP / 2024 / TCP, dated.26.12.2024
2., Manthagudipatti Village, S.F.Nos. 9/3,4,5,17 & 9/14B1B - extent of 7880.00Sq.m(1.945Acres)
3.Manthakudipatti village Panchayat Resolution No. 62 , dated.10.06.2025
4 Related documents.

Body:

Order

Following the technical approval of the Joint Director / Deputy Director / Assistant Director of Urban Planning, Sivaganga District, for plots 1 to 35 in Manthakudipatti Revenue Village Survey Nos. S.F.Nos. 9/3,4,5,17 & 9/14B1B , measuring 7880.00Sq.m(1.945Acres) as shown in REF 1, the request for payment of the appropriate fees for final approval of the above plot has been sent through this office through the website. The petitioners have paid Rs. 1,20,813/- through the website as follows and the receipts for the same have been provided to this office as shown in REF 2.

Following this, the Manthakudipatti Revenue Village Survey Nos. S.F.Nos. 9/3,4,5,17 & 9/14B1B , measuring 7880.00Sq.m(1.945Acres) were brought before the Manthakudipatti Village Panchayat Council for final approval for plots 1 to 35 and the Village Panchayat Council has granted final approval as per the view 3.

Based on the technical approval of the Sivaganga District Town Planning Department and the resolution of the Manthakudipatti Village Panchayat Council, final approval is granted for the above plot subject to the conditions mentioned below.

Conditions

should be displayed at the entrance of the plot, clearly indicating the date of the resolution of the board approved by the board and the date of the agreement between the board and the petitioner, and should be permanently displayed for public view.

16. If it is later found that the evidence provided regarding the land title and the documents submitted for consideration are not correct or if there is a situation that may be affected by

the approval of this plot, the final approval given to this plot will be cancelled without any prior notice.

Details of the allocation of the approved plot

Total area of plots 7880.00 sq.m. (1.945 acres)

Allocated plots 1 to 35

Proposed roads in the plot (including the corner of the plot) 2355.14 sq.m.

Local Government Allocation 34.07 sq.m.

To Tamil Nadu Electricity Generating and Distribution Corporation.53.18 sq.m.

Executive officer

Manthakudipatti Village Panchahyat

S.Pudur Panchayat Union

To :

Mr.GOPALAKRISHNAN,
201,HARIHAR PARADISE,
367 NETHAGI ROAD,PAPPANAICKENPUDUR,
North,Pappanaickenpalayam,COIAMBATORE,-641041

Copy To ;

1.The Assistant director, (Panchayat),Sivagangai

2. The Assistant director,
Department of survey land Records,
collectorate office,
Sivagangai

3.The Registrar,
Ponnamaravathi sub Registrar office,
Ponnamaravathi Taluk,
Pudukottai District

4.Block Development Officer (V.P), S.Pudur.

5.DY BDO (ZONE - 1), S.Pudur.

6.The Assistant Engineer,
TANGEDCO S.Pudur Electricity Distribution Circle,
Sivagangai.

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.06.13 13:09:51

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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