Verified RealEstate™

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: DHIJNNSO/2025/TCP

Date: 8/2/25 3:15 PM

From:

Village Panchayat

S.s.kottai

To :

Thiru.MURUGAVEL DHANASEKAR<
6-6-16a, IDAYAR STREET, THENMAPATTI THIRUPATTUR-

Online Application Number: DHIJNNSO

Sir/ Madam,

Sub :

Residental Layout - Office of the Assistant Director of town and country planning sivagangai district - Singampunari Taluk/ Panchayat Union, S.S.Kottai Panchayat, A.Melaiyur Village S.F.Nos.169/5B2.8 - extent of 9920.00sqm(2.45 Acre) - Technical clearance issued - forwarded for further action - Reg

Ref :

Applicant Layout Proposal Received Through Online Vide Reference No.DHIJNNSO, Dated:23.01.2025.

Body:

Sivagangai Composite Local planning Area- Office of the Assistant Director of town and country planning, Sivagangai District - Singampunari Taluk /
Panchayat Union- S.S.Kottai Panchayat/ Village- S.F.Nos.: 169/ 5B2,4A1B,4A2,4B- extent of 9920.00 Sq.m (2.45 Acre)The Petitioner has Handed
over the Roads Constructed in the Plot and the Areas reserved for
Local government use Park and Power utility use to the S.S.Kottai Panchayat through the deed of Donation

Registered as 1048/2025 , dated:10.03.2025
.Also as seen in view 2 Deputy Director of Rural
Planning his plot s L.P(SWP)/DTCP/SIVAGANGAI NO:37/2025 Plot inspection fees Rs 1000*1=1000(Rupees Thousand only) For Panchayat Fees 1rs Amount (1*106788) Rs.106788 (Rupees One Lakhs Six thousand seven hundred and eighty eight Only) in S.S.Kottai Panchayat Account Paid.
It is informed that if the existing certificate regarding land license and the documents submitted for consideration are not found to be correct the approved order issued to these plots will be canceled without any prior notice.
Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.08.02 15:15:28

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.