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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/22.05.226 **Date:** 5/23/26 2:03 PM

From:

Village Panchayat

Lakshmipuram Panchayat, T.Kallupatty, Peraiyur, Madurai, 625708

To :

Mrs.A.ILAMATHY,
D.No.01, Lakshmipuram,
Jemes Nagar,
Thiruvallur District.

Online Application Number: QZFROO60

Sir/ Madam,

Sub :

Madurai District - Peraiur Taluk – T.Kalluppatti Panchayat Union - Lakshmipuram Panchayat – Lakshmipuram Village – Residential Layout – Assistant Director of Town and country planning –- S.No.189/4D - at 1.68 Acre (6800.00 sqm) – Planning Permission

Ref :

1.Applicant Mrs.A.ILAMATHY Madurai Letter.2025/SWP/QZFROO60-, Dated:02.09.2025.
2.District Town and country planning Office, Madurai District Letter No. SWP- NR69FZXH/2025/TCP. (Road pattern issued on dated:06.01.2026.)
3. Circular from the Director of Rural Development Department, RC.No.4870/2024/PRI.MIS-1., Dated: 17.06.2025
4. Circular From The Assistant Director Madurai RC.No.2604/2023/A2., Dated:01.07.2025.
5. Circular From The Block Development Officer (V.P) T Kallupatti RC.No.720/2026 /T4., Dated:13.05.2026.
6. Circular From The Lakshimipuram Panchayat resolution No 1 /22.05.2026

Body:

Madurai District, Peraiur Taluk, T.Kalluppatti Panchayat Union, – Lakshmipuram panchayat,Lakshmipuram Village With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in S.No.189/4D - at 1.68 Acre (6800.00 sqm)

with reference to the 2 nd cited letter, road pattern for residential layout has been issued by the directorate on 18.09.2025. Further the applicant has gift deed the road, road splay and areas has been handed over to the Local body Gift deed document and TANGENDCO Giftdeed document dated:24.09.2025.

i. Total No of Plots Given – 44 nos
ii. Local Body Space – 25.22Sq.m (0.53%)
iii. TANGEDCO Space – 27.61Sq.m (0.58%)
iv. Road area – 2069.31Sq.m

With reference to the 3th cited letter, if the located site lies in the Rural areas: the necessary including the for providing amenities like roads, storm water drains and street lights from the applicants the necessary

With reference to the 4th cited letter,Public Reservation and Public Use: (1% reservation surrendered by way of gift, in accordance with Rule 47(8) of the TNCD & BR 2019)

Road Area = 2069.31 sq. m.
Local Body Utility Area = 25.22 sq. m.
Electricity Board Utility Area = 27.61 sq. m
TOTAL = 2122.14 sq. m

With reference to the 5th cited letter, As per Government Order No. 180, the development charge is Rs. 25 per square meter.
=4678*25 =116950.00
As per Government Order No. 180, the fee per plot for residential subdivisions.
=44*1000= 44000.00
Charges for the usage of drinking water supply pipelines, as per Letter RC.No.4870/2024/PRI.MIS-1
=1 = 58240.00

With reference to the 6th cited letter, Panchayat Resolution Layout Approved

Village

Signature valid
Signed by: Village Panchayat President
Location:Madurai
Date:2026.05.23 14:03:13

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.