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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: RLMS84IM/2025/TCP

**Date:** 10/16/25 4:57 PM

From:

Village Panchayat

SOORAKULAM PUDUKKOTTAI

To :

Mr.VINOTHKUMAR ,
Mr.SARAVANAN Mrs.SHANTHARANI,
1/246,first street,T.puthur,
sivagangai-630561

Online Application Number: RLMS84IM

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director and Member Secretary of town and country planning, Sivagangai Composite
Local Planning Area - Sivagangai District - Sivagangai Taluk - Kalaiyarkoil Panchayat Union, Soorakulam Panchayat,
Soorakulam Village, S.F.No.215/1A2 - extent of 6280.00Sq.m (1.55Acres) - Technical clearance issued - forwarded for further
action - Reg.

Ref :

Applicants Mr.VINOTHKUMAR , Mr.SARAVANAN Mrs.SHANTHARANI, Letter no:RLMS84IM , Dated:18.3.2025.

Body:

Residential Layout - Office of the Assistant Director and Member Secretary of town and country planning, Sivagangai Composite
Local Planning Area - Sivagangai District - Sivagangai Taluk - Kalaiyarkoil Panchayat Union, Soorakulam Panchayat,
Soorakulam Village, S.F.No.215/1A2 - extent of 6280.00Sq.m (1.55Acres) 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 Soorakulam Puthukottai Panchayat through the deed
of Donation
Registered as :2305/2025 & 2304/2025,
dated:13.5.2025 Also as seen in view 2 Deputy Director of
Urban Planning his plot L.P(SWP)/DTCP/SIVAGANGAI CLPA
NO:05/2025 Plot inspection fees Rs
Body:1000*25=25000(Twenty Five Thousand only) For Panchayat Fees 2rs Amount Rs 135184 (One Lakh Thirty five Thousand One Hundred and Eighty Four Only ) in Soorakulam Puthukottai 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**

Signature valid

*Signed by: Village Panchayat President*
*Location:Sivagangai*
*Date:2025.10.16 16:57:59*

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

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# 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.