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: 01/2026-2027 **Date:** 8/1/26 4:26 PM

From:

Village Panchayat

THENNIERVAYAL

To :

Tmt.S.Sudha
57,KAMBAN MANIMANDAPAM NORTH, ARUNA NAGAR,Karaikudi,Karaikudi,Sivagangai,630001

Online Application Number: EPUFT47R

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office – Sivagangai District – Devakottai Taluk – Non-Planning Area -
Devakottai Panchayat Union – Thenniervayal Panchayat – Thenniervayal village -SF.No.11/2B having the site extent of 7900.00
Sq.m (1.95 Acre) – Final approval-Reg

Ref :

Online layout application No.EPUFT47R

Body:

Residential Layout – District Town and Country Planning Office – Sivagangai District – Devakottai Taluk – Non-Planning Area -
Devakottai Panchayat Union – Thenniervayal Panchayat – Thenniervayal village -SF.No.11/2B having the site extent of 7900.00
Sq.m (1.95 Acre)Town and Country Planning, Sivagangai, ROC SWP/ EPUFT47R/2026/TCP Date:19.05.2026 According to the Procedures of the Deputy Director of Urban Development DepartmentAs 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 utillity use to the Thennervayal Village Thennervayal Panchayat Through the Deed of Donation Registered as

Nos. Also as seen in View 2. Deputy Director ofUrban Planning his Plot LP(SWP) R DTCP / SIVAGANGAI LAYOUT Plot
Survey Fees Rs.126000/-(Rupees One lakhs Twenty Six Thousand only) Fees has been paid to Thennervayal Panchayat.Therefore,Deputy Director of Urban Development Letter ROC SWP/ EPUFT47R/2026/TCP Date:19.05.2026Subject to the Conditions Stated inSF.No.11/2B -the Final Approval of the Sub Division is Given for the Pounded Plots. It also Reported that Thennervayal panchayat Cash noObjection to the Registration of the above Plots. Link Map and ConditionsMrs.S.Vijayakumar Special officer Thennervayal Panchayat

Village

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.