Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/Residential-Layout/2025-26

Date: 3/23/26 8:26 PM

From:

Village Panchayat

CHELLAPANENDAL

To :

Thiru. R. Prabhakaran,
S/o Thiru. Rasu Servai,
159, Madurai Mandapam Main Road,
Thiruppuvanam
Sivagangai– 630611

Online Application Number: LCSYWF9B

Sir/ Madam,

Sub :

Layout Approval – Sivagangai District – Tiruppuvanam Panchayat Union – Chellapanenthal Panchayat – Valayanenthal Village – in Survey No. 134/5A1 situated (1.76 acres) extent area – for the proposed residential layout technical approval has been obtained – regarding issuing final approval order.

Ref :

1.Government Order (Ms) No: 255 Rural Development (C2) Department Date:18.08.1997.
2.Government Order (Ms) No: 71 Rural Development (C2) Department Date: 16.03.2003.
3.Government Order (Ms) No: 78 Housing and Urban Development (H&UD 4(3)) Department Date: 04-05-2017.
4.Government Order (Ms) No: 172 Housing and Urban Development (H&UD 4(3)) Department Date: 13-10-2017.
5.Petitioner Thiru R. Prabhakaran, S/o Thiru Rasu Servai, 159, Madurai Mandapam Main Road, Tiruppuvanam – 630611. His application letter and enclosures
6.Member Secretary (General), District Town Planning Office, Madurai, their online Rc. No. LCSYWF9B/2026/TCP Date: 17.02.2026
7.Proposed layout roads and local body public usage handed over gift deed document No: 790 Date: 09.02.2026
8.TANGEDCO usage handed over gift deed document No: 789 Date: 09.02.2026
9.Thiru R. Prabhakaran, S/o Thiru Rasu Servai, 159, Madurai Mandapam Main Road, Tiruppuvanam – 630611. for payment of scrutiny fee and approval fee receipt

Body:

Tiruppuvanam Panchayat Union, Chellapanenthal Panchayat, Valayanenthal Village – Survey No. 134/5A1 situated (1.76 acres) extent area – for the proposed residential layout through Madurai Local Planning Authority DTCP No: 31/2026 technical approval has been numbered and with the following conditions policy level layout approval has been granted.

The public reservation area to be handed over as local body gift has been registered as gift in favour of Chellapanenthal Panchayat.

As seen in reference (8), the petitioner has paid scrutiny fee (only) Rs. 41,000 and approval fee Rs. 55,070 and for infrastructure development through various receipts Rs. 1,84,740.

Total plots (Total Plots) – 41

Local body usage – 29.75 sq.m (0.58%)

Electricity Board usage – 38.87 sq.m (0.76%)

Area for roads – 2008.11 sq.m

The above layout is hereby regularised under the following conditions and final approval is granted and ordered accordingly.

1. Subject to Government Orders and instructions and guidelines issued by the Rural Development and Panchayat Department this temporary order is issued.

2. Granting policy level approval does not confirm land ownership, based on the land ownership documents obtained before granting policy approval as per Government Orders layout plan is prepared and only to verify whether there is possibility to grant policy level approval is considered. Any person who intends to transfer the property must independently verify the ownership over the property. If any other person claims

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2026.03.23 20:26:27

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.