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: 03/2025-2026 **Date:** 2/26/26 5:05 PM

From:

Village Panchayat

KANNANKOTTAI

To :

Mr.Thirumoorthy
No.35-B, Karuthaoorani, Kulakkal Street, Devakottai,Sivagangai,630302

Online Application Number: RCBFKXHD

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District – Devakottai Taluk – Non Planning Area –
Devakottai Panchayat Union -Kanankottai Panchayat – Udaiyachi village -SF.No.66 /2C2 - 3889.00 Sq,m (0.96 Acre) extent of
Final approval - Reg.

Ref :

Online application No:RCBFKXHD

Body:

Residential Layout - Office of the Assistant Director of town and country planning, Sivagangai District – Devakottai Taluk – NonPlanning Area –
Devakottai Panchayat Union -Kanankottai Panchayat – Udaiyachi village -SF.No.66 /2C2 - 3889.00 Sq,m (0.96 Acre) extent of Town and Country Planning,Sivagangai ,RCBFKXHD/2026/TCP Date:10.02.2026 According to the Procedures of the DeputyDirector of Urban Development DepartmentAs seen in view 1.The Petitioner Cash handed Over the Roads Constructed in the Plot and the areasReserved for local Government use and power utillity use to the Kannankottai Panchayat / Udhayachi Village Through the Deed of Donation Registered as Nos. Also as seen

in View 2. Deputy Director
ofUrbanPlanning his Plot LP(SWP) R DTCP / SIVAGANGAI LAYOUT Plot Survey Fees Rs.126586/- (Rupees One Lakhs Twenty Six Thousand Five Hundred Eighty Six only) Fees has been paid to Kannankottai Panchayat. Therefore,Deputy Director of UrbanDevelopment Letter ROC.RCBFKXHD/2026/TCP Date:10.02.2026 Subject to the Conditions Stated in SF.No.66 /2C2 - 3889.00 Sq,m (0.96 Acre) -the Final Approval of the Sub Division is Given for the Pounded Plots. It also Reported that kannankottai panchayat Cash no Objection to the Registration of the above Plots.Link Map and ConditionsMrs.V.Veluchamy Special officer kannankottai Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2026.02.26 17:05:49

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.