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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 2/2024-2025
L4SLP6S3/2024/TCP

Date: 2/13/25 1:30 PM

From:

Village Panchayat

T.kallikulam

To :

K. MUTHUPANDI S/O KADARKARAI
2/25 MIRASU STREET,
SINGILIPATTI,
CHOKKAMPATTI,
TENKASI - 627 751

Online Application Number: L4SLP6S3

Sir/ Madam,

Sub :

Residential Layout - Districtionand country planning office - Tirunelveli Distrct - Radhapuram Taluk - Radhapuram Panchayat Union - Therku Kallikulam village Panchayat - Therku Kallikulam village - R.S.No.452/1B, 2A2pt, 3B1, 3B2A,3B3,3B4, 3B5, 3B6, 3B7, 3B8, 457/1A, 1B, 1C, 1D, 3A1, 3A2, 3A3,3A4, 3A5, 3A6 and 482B/1A3B - Site Extent 35829.00sq.m.(8.85Acre) - Layout Road Pattern approval reg.

Ref :

1. Assistant Director of District Town and Country Planning Office's Tirunelveli letter No. Subject to the conditions of SWP/DTCP/TIRUNELVELI/LAYOUT No. 88/2024
2. Therku Kallikulam village Panchayat Permission date -
3. Collect the 3% Market Land Value as Land conversation charges Remitter Challan No : 20250213051449 Dated : 13-02-2025
4. Related Documents

Body:

According to the letter of Assistant Director of District Town and Country Planning Tirunelveli Therku Kallikulam Village Panchayat - Therku Kallikulam Village - S. No. 452/1B, 2A2pt, 3B1, 3B2A,3B3,3B4, 3B5, 3B6, 3B7, 3B8, 457/1A, 1B, 1C, 1D, 3A1, 3A2, 3A3,3A4, 3A5, 3A6 and 482B/1A3B - Site Extent 35829.00sq.m.(8.85Acre) Therku Kallikulam Panchayat Approval

has been Granted Vide
SWP/DTCP/TIRUNELVELI/LAYOUT No.88/2024 For 151 plots situated at Survey No. 452/1B, 2A2pt, 3B1, 3B2A,3B3,3B4, 3B5, 3B6, 3B7, 3B8, 457/1A, 1B, 1C, 1D, 3A1, 3A2, 3A3,3A4, 3A5, 3A6 and 482B/1A3B - Site Extent 35829.00sq.m.(8.85Acre) Therku kallikulam village Panchayat - Therku kallikulam village permission the final approval has given the Therku Kallikulam panchayat has given the final approval with the following conditions.

1) this order is issued based on the documents only submitted by applicant. if any errors/irregularities will be find later, this order will be canceled without intimation.

2) In case of building construction in this plot, proper building license/permission should be obtained separately from the cancerned panchayat on payment of appropriate fees.

3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of ploltenement.

4) If any loss of amount will be mentioned i in audit para, the applicant must be paid the amount as per instruction.

5) This order is not applicable if the applicant has attached false documents.

6) If any compliant is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

7) Govenment order No. 79, Departement of Housing and Urban Delvelopment, dated 04-05-2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre-dated warranty.

8) Assistant Director of District Town and Country Planning Office's Tirunelveli letter No. Subject to the conditions of L.P/TVL.DTCP No : SWP/88/2024 Dated 5-11-2024, must be followed.

9) This order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

10) This order does not apply to public places and roads where there is an encroachment

11) The applicant was full responsbility maintain the BT Road, Drain and Pipe line for 5 Years from the date of handing over at their own cost.

12) Other Basic Amenities Works will be carried out by the panchayat only after Sufficient Residences are Constructed as per Government Norms in that area.

13) Stroet Lights and electrio Poles Installed in the above Plot section should be maintained at their own cost of applicant.

14) The Survey No. 452/1B, 2A2pt, 3B1, 3B2A,3B3,3B4, 3B5, 3B6, 3B7, 3B8, 457/1A, 1B, 1C, 1D, 3A1, 3A2, 3A3,3A4, 3A5, 3A6 and 482B/1A3B - Site Extent 35829.00sq.m.(8.85Acre). 1 to 151 plots are attached to Therku kallikulam 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.