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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: KTP/LO/02/2024-25

Date: 10/15/24 1:37 PM

From:

Village Panchayat

Keelathattaparai

To :

Mr.T.PANGURAJ,
44/A,Krishnarajapuram 4th Street,
Thoothukudi.628002

Online Application Number: 3HANP687

Sir/ Madam,

Sub :

Residential Layout – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Authority – Thoothukudi Panchayat Union – Keelathattaparai Panchayat – Senthilampannai Village – S.F. No. 66/1D1A1E- Site Extent of 9.44 Acres or 38240.00 Sq.m- Layout Approval issued – Regarding.

Ref :

1) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of 3HANP687/THOOTHUKUDI / 2024/ TCP dated 20.08.2024.
2) Keelathattaparai Panchayat Resolution No 241 dated 27.09.2024.
3) Related Documents

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F. No. 66/1D1A1E ,Keelathattaparai Panchayat Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.117/2024 & PLANNING PERMISSION NO: 60/2024 For 183 plots situated at Survey no. 66/1D1A1E with an area of 38240.00 Sq.m (9.44 Acres). Keelathattaparai Panchayat and Senthilampannai Village permission, the Final Approval has given.
The Keelathattaparai 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 cancelled without intimation.

2) In case of building construction in this plot, proper building license/permission should be obtained

separately from the Concerned Panchayat on payment of appropriate fees.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2024.10.15 13:37:24

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.