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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

Proceedings of the Commissioner of
KALAKAD MUNICIPALITY

PRESENT: SUMA R BSc APGDUM

D.Dis.No..... **Dated : 30-May-2025**

Sub: TOWN PLANNING - KALAKAD MUNICIPALITY

S.No 797TO801 of
KALAKADU PART-2 Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.Ilias Ali K to Layout of S.No. 797TO801 of KALAKADU PART-2 Village Into 91 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan

To
Mr.Ilias Ali K
1/14, 3D EDEN APTS, Moogiladi
Harijan East Street,
MOONGILADI, KALAKADU
MUNICIPALITY

Commissioner,
KALAKAD MUNICIPALITY

CONDITIONS	
S.No.	**Condition Name**
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

From ,

K. Layakh Ali
Nargis Banu
Irshad Raza
Anjum
Farida Ilias
Nesho R Nizar
Shamhoon Zeenath Jafree
11/16 Sanathi Street
Kalakad -627501
Tirunelveli dist.

Date : 25.11.2025
Chennai.

To,

The Chairman
TNRERA ,
Chennai -600008.

Ref: 1) DTCP letter ref 733K90XC/2024/TCP dated 16/07/2024 and layout approval no SWP/55/2024

2) Proceedings of the commissioner Kalakad Municipality.

Respected Sir,

We the owners of KJ Nagar layout at Kalakad Village, Nanguneri Taluk , Tirunelveli Dist , we hereby declare that all our approvals are done by DTCP department and Kalakad Municipality through Single window online portal. We have downloaded all our approvals (Layout, Local approval letter) from the single window online portal and uploaded in TNRERA online application.

Thanking you

Layakh Ali

M. Nargis Banu

M. Irshad R

Farida I.S.
Anjum

Nesho R Nizar

Shamhoon Zeenath Jaff

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.