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RE REGULATORY RECORD

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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: 33/2024 Date: 5/7/24 12:28 PM

From:

Village Panchayat

Village Panchayat office , Maariyaman Govil street, Vadathorasalur panchayat, Kallakurichi T. K, Kallakurichi district

To :

GOKUL KUMAR
APPLICATION NUMBER : VPZI8L1N

Online Application Number: VPZI8L1N

Sir/ Madam,

Sub :

LAYOUT APPROVEL

Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District – Kallakurichi Taluk –
Thiyagadurugam Panchayat Union – Vadathorasalur Panchayat & Village – Comprised in Survey Nos. 69/2 and 72/1A1 which

have an extent of 2.39 acre (or) 9659.00 Sq.m – FINALLY APPROVEL

Ref :

1. Applicant: P.Kokilkumar Surana S/O Mr.Pavarlal Surana Online Application Form, Online Application Number :
VPZI8L1N/23165/2024,
Dated:15.02.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 07.03.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/1327/2024 Dated:23.02.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant P.Kokilkumar Surana S/O Mr.Pavarlal Surana and Letter, Gift deed (Local Body&

EB) document no:1001/2024
dated:08.03.2024.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
14. OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 07.03.2024 & 11.03.2024.
15. Applicant P.Kokilkumar Surana S/O Mr.Pavarlal Surana OSRA Charges Payment Receipt and Centage Fee Payment Receipt
dated:
11.03.2024 & 11.03.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Body:

Resolution No. 33/2024
Date: 06/04/2024

Gokul Kumar was (permission is given in Vadathoraslur Panchayat for land in R.K.MNagar (SURVEY NUMBER. 69/2, 72 /1, 1A)

LAYOUT APPROVEL

Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District – Kallakurichi Taluk –
Thiyagadurugam Panchayat Union – Vadathorasalur Panchayat & Village – Comprised in Survey Nos. 69/2 and 72/1A1 which

have an extent of 2.39 acre (or) 9659.00 Sq.m – FINALLY APPROVEL

FINALLY APPROVED.

Village

Signature valid
Signed by: Village Panchayat President
Location:Kallakurichi
Date:2024.05.07 12:28:43

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.