Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 001/2025
Dated:11.09.2025

Date: 9/11/25 4:09 PM

From:

Village Panchayat

Village Panchayat Office Pandiyankuppam,pandiyankuppam(post) chinnasalem (tk)

To :

S .VENGADESAN,
NO 1/93 ARUNTHATHIYAR STREET ,
Alamabalam V,Chinnasalem,Kallakurichi,606301,

Online Application Number: YL5871FS

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District- Chinnasalem Taluk – Chinnasalem Panchayat Union – Pandiyankuppam Village / Panchayat – Comprised in Survey No: 288/15A,16A1,17A have an extent of 0.83Acre (or) 3370.00 Sq.m –Planning permission issued – Grant of Final Approval by Pandiyankuppam Village Panchayat - forwarded for further action - Reg.

Ref :

1. Applicant:Mr. S.VENGADESAN, Online Application Number: YL5871FS /46485/2025,date:19.05.2025.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 20.05.2025.
3. The Joint Director Agriculture Noc, Letter No:mu.mu A1/2654/2025, Dated; 14.05.2025.,
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr. S.VENGADESAN, Gift deed (Local Body &EB) document no: 3168&3169 /2025,dated:28.05.2025.
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. Centage Fee & Osr Fee Request Letter, dated: 30.05.2025 & 20.05.2025.
15. Applicant S.VENGADESAN,Centage Fee & Osr Fee Payment Receipt dated: 30.05.2025 & 30.05.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17. Assistant Director,Town and Country Planning Department(Planning Permission), Kallkurichi ROC No: YL5871FS /46485 /2025/2025/TCP Dated:30.05.2025.

Body:

As per the orders of Assistant Director,Town and Country Planning Department(Planning Permission), Kallkurichi ROC No: YL5871FS /46485 /2025/2025/TCP Dated:30.05.2025. applicant has requested for the approval of residential layout in Kallakurichi District- Chinnasalem Taluk – Chinnasalem Panchayat Union – Pandiyankuppam Village / Panchayat – Comprised in Survey No: 288/15A,16A1,17A have an extent of 0.83Acre (or) 3370.00 Sq.m on the surface, Pursuant to the technical approval of the proposed residential plot map as per Ordinance No.79 Housing and Urban Development Department dated 04.05.2017, Pandiyankuppam Panchayat Organization Land Use Change Fee 3% amount Rs.7228 /- Plot survey and approval fee Rs.17000/- making a total of Rs.24228/- (Rupees Twenty Four Thousand Two Hundred and Twenty Two Only) paid. Panchayat Resolution No.34/2025 Dated 30.08.2025 giving final approval by the local bodies to the sub-division of the plan for the residential plot where technical approval has been given to the plots including plot numbers 1 to 17 and the petitioner's place is hereby certified.

The roads to be handed over to the panchayat and the land for construction of water tank and allotment to the electricity board have been handed over in the name of the village panchayat president vide Applicant:Mr. S.VENGADESAN, Gift deed (Local Body &EB) document no: 3168&3169 /2025,dated:28.05.2025.. Technical approval numbered ROC No: YL5871FS /46485 /2025/2025/TCP Dated:30.05.2025. issued by the Assistant Director of Kallakurichi Urban Planning, Kallakurichi District, No. 80/2025 has been granted and at the above place, The proposed 1 to 17 plots named as Malli Avenue by the Pandiyankuppam Panchayat Council and the plots including the petitioner's place are approved and certified by the Pandiyankuppam Panchayat Council and the Final Approval Issued with the below Conditions

Conditions:
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects
a) Title or ownership of the site or building. b) Easement Rights. c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design. d) Workmanship, soundness of structure and materials use. e) Quality of building services and amenities the construction of building. f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfillment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00

meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant
17. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.
18. If any part of the layout area is identified to be under Panjami land or condition Patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.
Copy To:
S .VENGADESAN,
NO 1/93 ARUNTHATHIYAR STREET ,
Alamabalam V,Chinnasalem,Kallakurichi,606301,

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008,

2. The Sub-Registrar,
Chinnasalem Sub-Registrar Office,
Kallakurichi District,

3. The Assistant Director,
Survey Land Records,
Kallakurichi – 606201,

4. The District Collector,
District Collectorate Office,
Kallakurichi District,

5. The Tahsildar,
Chinnasalem Taluk,
Kallakurichi District,

6. The Assistant Director,
Village Panchayat ,
Kallakurichi - 606201.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.09.11 16:09:32

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.