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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 101/2024

Date: 7/20/24 10:01 AM

From:

Executive officer

14-234, Padanilam, Nagacode, Kulasekharam PO

To :

Thiru. MURUGADHAS
47C, Nangoikal, Arumanai,
Vilavancode Taluk.

Online Application Number: Q6G56EYW

Sir/ Madam,

Sub :

Layout - Kulasekharam Town Panchayat- Residential Layout with an extent of 9000.00sq.m (2.22 Acre) in S.Nos. 510/1 of Kulasekharam "B" Village, Geo Garden, Thiruvattar Taluk - Planning permission – Regarding

Ref :

1. Thiru Murugadas online Layout Application No. Q6G56EYW Dated 12.01.2024
2. District Town and Country Planning Office. Kaniyakumari District Letter No. Q6G56EYW (Road Pattern issued on dated 14.02.2024)
3. Town and Country Planning Department (Planning Permission) ROC Q6G56EYW Dated 24.02.2024
4.Kulasekharam Town Panchayat Resolution No. 412, Dated. 09.07.2024
5. Junior Engineer, Kulasekharam Head Quaters work completion report dated. 16.07.2024
6. Connected documents

Body:

The Technical approval has been given by the Assistant Director of Kanyakumari Town and Country Planning as seen in reference (3) with conditions for a Layout situated in Survey No. 510/1 Kulasekharam ‘B’ Village, Geo Garden of Kulasekharam Town Panchayat Area, Kanyakumari District with an area of 9000 Sq.m (2.22 acres). The final approval for the Layout was requested by the applicant through the online application vide Reference (1).

Request for final approval of plot has been issued and fees have been paid. Basic facilities such as Bitumen Road, Rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (2).

The Junior Engineer's Town Panchayat work Completion report is obtained as seen in Reference (5). In reference (4) the resolution of the Kulasekharam Town Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

Conditions :

1) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60%

23) This order does not apply to public places and roads where there is an encroachment.
24) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
25) Other basic amenities works will be carried out by the Town Panchayat only after sufficient residences are constructed as per government norms in that area.
26) Street Light and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Executive Officer

Kulasekharam Town Panchayat
Copy To
1) Assistant Director, Town and Country Planning Office, Kanyakumari
2) The Sub Register, Thiruvattar Sub Register Office, Thiruvattar
3) Assistant Director of Local Fund Audit, Nagercoil
4) Assistant Director of Town Panchayat, Nagercoil Zone, Kanyakumari

Executive officer

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

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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

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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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