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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 10/2024

Date: 11/19/24 11:09 AM

From:

Village Panchayat

South Street Koovagam & po Ulundurpet Tk Kallakurichi DT

To :

Mr.N.Sivashankar and Mr.V.Varatharajan,
No.69, Cuddalore Main Road,
Mantharakkuppam,
Neyveli,
Virudhachalam Taluk,
Cuddalore District – 607 802

Online Application Number: 7W85J8IJ

Sir/ Madam,

Sub :

Residential Layout– Kallakurichi District – Ulundurpet Taluk –Ulundurpet Panchayat Union – Velur Panchayat & Village – Comprised in Survey Nos. 453/1A, 453/1B and Koovagam Panchayat & Village – Comprised in Survey Nos. 571/1B1, 571/1B3 which have an extent of 4.46 acre (or) 18062.00 Sq.m –Technical clearance issued by DTCP- Final Approval given by Local Body- Reg.

Ref :

1. Applicant's: Mr.N.Sivashankar and Mr.V.Varatharajan Online Application Form, Online Application Number :7W85J8IJ/32238/2024,Dated:06.08.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 20.09.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/6554/2024 Dated:10.09.2024.
4. Applicant's Mr.N.Sivashankar and Mr.V.Varatharajan and Letter, Gift deed (Local Body & EB) document no:3441/2024,dated:03.10.2024 and
document no:3442/2024, dated:03.10.2024.
5. Assistant Director of Town and Country Planning Kallakurichi Letter No. 7W85J8IJ/32238/2024/2024/TCP Dated:08.10.2024. Approval No.95/2024
6. Koovagam Panchayat Council Resolution No. 10 Dt.29.10.2024

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 3.214.46 Acres at Velur Panchayat & Village – Comprised in Survey Nos. 453/1A, 453/1B and Koovagam Panchayat & Village – Comprised in Survey Nos. 571/1B1, 571/1B3 In the continuation,
With reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Kallakurichi District Town and Country Planning on 20.09.2024. Further
With reference to the gift deed in the 4th cited the applicant has submitted road and road splay areas and Park by handing over to the local body on 03.10.2024
With Reference to the letter 5th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Kallakurichi District.
With reference to the 6th cited The Koovagam Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 10
Dated.29.10.2024. Hence the above Layout is given final

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2024.11.19 11:09:08

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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