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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

Layout Application - Final Approval Letter

Roc No: 20937/2024/SWP/CY
VLN36G/2024/TCP

Date: 12/4/24 1:36 PM

From:

Village Panchayat

Karungalakudi (PO) Melur taluk 625 101

To :

Mr.S.Senthilkumar,
S/o Sivaraman, Door No.3/242,
Keela Street, Karungalakudy,Melur,
Madurai -625101

Online Application Number: CYVLN36G

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning - Madurai District – Compressing S.Nos: 311/1B, 311/2B,
311/2C, 311/3A, 311/3B, 311/3C & 311/3D at 1.72Acre (6950.00Sqm) of Karungalakudi Panchayat – Karungalakudi Village-
Kottampatti panchayat union – Mellur Taluk- Madurai District

Ref :

District Town and country planning Office, Madurai District Letter No. 20937/2024/SWP/CYVLN36G. (Road pattern
issued on dated: 27.01.2024.)
Circular from the Director of Town and Country Planning, Roc.No.19799/2020

Body:

the approval of residential of layout in, Madurai
District – Compressing S.Nos: 311/1B, 311/2B, 311/2C, 311/3A, 311/3B, 311/3C & 311/3D at 1.72Acre (6950.00Sqm) of
Karungalakudi Panchayat – Karungalakudi Village- Kottampatti panchayat union – Mellur Taluk- Madurai District -
Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the

directorate on 27.01.2024. Further the applicant Mr.S.Senthilkumar, has gift deed the road, road splay and park areas
has been handed over to the Local body Gift deed document no. 328/2023, dated:02.02.2024 and TANGENDCO Gift
deed document no.329/2023, dated: 02.02.2024. Hence, this residential layout has been approved with below
conditions.
As per the condition, the layout has been approved and approved number issued as L.P/M.D.T.C.P.(Madurai
District)
No.11/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further
action.
1.Total no of plot allocated – 58 Nos
2.Local Body Space - 31.04Sq.m (0.58%)
3.TANGEDCO Space - 29.62Sq.m (0.55%)
4.Proposed Road Area - 1628.90 Sq.m
5.OSR Space - As per Case - V, Guideline value for the extent of 533.00 Sq.m had been paid by applicant through online.

Village

Signature valid
Signed by: Village Panchayat President
Location: Madurai
Date: 2024.12.04 13:36:59

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.