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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: File no 3/2024
Approval No 656/24

Date: 8/12/24 1:16 PM

From:

Village Panchayat

Village Panchayat office , Salem Main Road , Prithivimangalam Panchayat , Kallakurichi T.K, Kallakurichi district

To :

A.Gnanasekar,
No.30,Salem Main Road,
Thiyagadurugam,
Kallakurichi Taluk,
Kallakurichi – 606 206.

Online Application Number: WOR2CLC8

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District – Kallakurichi Taluk –
Thiyagadurugam Panchayat Union – Prithivimangalam Panchayat & Village – Comprised in Survey Nos. 44/4A and 44/4B which
have an extent of 2.075 acre (or) 8400.00 Sq.m.

Ref :

1. Applicant: Mr.A.Gnanasekar Online Application Form, Online Application Number : WOR2CLC8/28007//2024,
Dated:21.05.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 02.07.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/4053/2024 Dated:27.05.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr.A.Gnanasekar and Letter, Gift deed (Local Body & EB) document no:2779/2024 dated:04.07.2024.
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: 02.07.2024 & 09.07.2024.
15. Applicant Mr.A.Gnanasekar OSRA Charges Payment Receipt and Centage Fee Payment Receipt dated: 07.07.2024 &
09.07.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17.Village Panchayath Approval on 12/05/2024 Approval No is:656/20247.

Body:

1. As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/KALLAKURICHI/APPROVAL
NO.060/2024 and enclosed with 8 sets of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the l Panchayath President, to send a copy of the conditions to DTCP office.
3. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in
Tamilnilam
website.
6. under rule 9 concerned local body should collect the 3% Market Land Value
as Land
conversation charges,have paid as per
Guide Line Value.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2024.08.12 13:16:19

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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