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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024

Date: 5/23/24 12:10 PM

From:

Village Panchayat

AYIKUDI

To :

Prema Govindaraj,
1/119 Pattu Uadiyan Iruppu,
WestMukundanur,
Ayikudi
Thiruvarur-613701

Online Application Number: NS9TH8A9

Sir/ Madam,

Sub :

Ayikudi Panchayat Resolution Number:03/2024 - Plot Subdivision Permit Ayikudi Panchayat, Ayikudi Village Survey Number: 9/1,9/8,9/10,9/11A,9/12A,9/13A,10/10,10/13,10/14,10/15,10/17, 10/18,10/20,10/21,10/22,10/23,10/24 and 10/25 in 15183 S.Mt of Nanjai Land Mrs.Prema Govindaraj permission – Layout Approval

Ref :

As requested in the letter seen in the sight, permission is granted and warranted for the construction of land division in Ayikudi Village, Ayikudi Village Survey Number Nos. 9/1,9/8,9/10, 9/11A,9/12A,9/13A,10/10,10/13,10/14,10/15,10/17, 0/18,10/20,10/21,10/22,10/23,10/24 and 10/25 on the conditions mentioned below.

Body:

As requested in the letter seen in the sight, permission is granted and warranted for the construction of land division in Ayikudi Village, Ayikudi Village Survey Number Nos. 9/1,9/8,9/10, 9/11A,9/12A,9/13A,10/10,10/13,10/14,10/15,10/17, 0/18,10/20,10/21,10/22,10/23,10/24 and 10/25 on the conditions mentioned below.

Conditions

1. Only the plots approved in the approved plot plan should be sold.
2. There should be no encroachment on the land belonging to the panchayat or panchayat union.
3. Do not encroach on the roads and parks reserved for the municipality.

4. Do not do any encroachment on the place reserved for electricity.
5. Area of Proposed Roads and Corner Blocks: 5064.05 sq.m.
6. Area of the Park: 1061.00 sq.m
7. Area of allotment for Local Government: 53.90 sq.m
8. Area of allotment for Tamil Nadu Power Generation and Distribution Corporation is 63.90 sq.m.

Village



Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2024.05.23 12:10:10



ஊராட்சி மன்ற தலைவர்,
ஊராட்சி கழக செயலாளர்
1. ஆய்குடி ஊராட்சி, முகந்தனூர் - 613 701.
கொரடாச்சேரி ஒன்றியம், திருவாரூர் மாவட்டம்.
செல் : 94447 61120

தேதி :

தீர்மான நகல்

ஆய்குடி ஊராட்சி முகந்தனூர் கிராமம் புல எண்கள் 9/1, 9/8, 9/10, 9/11A, 9/12A, 9/13A, 10/10, 10/13, 10/14, 10/15, 10/17, 10/18, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25 பரப்பு 15 183 ச.மீ நஞ்சை நிலத்தில் வீட்டு மனைகளாக பிரிக்க திருவாரூர் மாவட்ட ஆட்சியர் செயல்முறை ஆணை ந.க.எண். 11796/2022 F1 dated 30.01.2023 மற்றும் திருவாரூர் நகர் ஊரக அமைப்பு துணை இயக்குனர் ஒப்புதல் எண். 19799/2020 14.05.2024 படி ஒப்புதல் 14.05.2024 பதிவு நாள் 13.05.2024 பெற்று ஆவண எண். 2652 DTCP Approval No. 38/2024 படி சாலைகள் மற்றும் பூங்கா தான பத்திரம் பெறப்பட்டு நகர் பிரிவிற்கு அங்கீகாரம் வழங்கி ஏகமனதாக தீர்மானிக்கப்பட்டது.

ஊராட்சியின் அனுமதிஎன்

3/2024

L. மாதவேலு

தலைவர்,
ஊராட்சி மன்றம்,
ஆய்குடி ஊராட்சி.

Scanned by CamScanner

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.