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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: 55/2025 **Date:** 7/23/25 1:10 PM

From:

Village Panchayat

Village Panchayat Office, Salem Salai, Near MGR Statue, Pidagam Panchayat, Ulundurpet T.K, Kallakurichi D.T

To :

Nasrath, W/O Mujib Khan,
61 TVN Road, Ulundurpet,
Kallakurichi Dt

Online Application Number: XM35DFOP

Sir/ Madam,

Sub :

Layout Approval

Ref :

Layout Approval

Body:

From :
Village Panchayat
Village Panchayat Office, Salem Salai, Near MGR Statue, Pidagam Panchayat, Ulundurpet Tk, Kallakurichi Dt
Online Application Number: XM35DFOP/47329/2025
To :
Nasrath, W/O Mujib khan
61 TVN Road, Ulundurpet,
Kallakurichi Dt

Regarding To Layout Approvel

Sub :
Sir/ Madam,
Layout Approvel
Ref :
Roc No: 55/2025 Date : 04/07/2025
Online Application Number: XM35DFOP/47329/2025
Sir/ Madam,
Sub :
Residential Layout-Office of the Kallakurichi District Town and Country Planning-Kallakurichi District Ulundurpet Taluk- Ulundurpet Panchayat Union-Pidagam Panchayat and Village-Comprised in Survey Nos. 280/2A3B,2A4B,2B1A2 which have an extent of 0.95 Acres (3873 Sq.m) –Final Approval Reg,
Ref :
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Kallakurichi District- Ulundurpet Taluk- Ulundurpet Panchayat Union- Pidagam Panchayat and Village Comprised in Survey Nos .280/2A3B,2A4B,2B1A2 which have an extent of 0.95 Acres (or) 3873 Sq.m. In the continuation,
with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 7.10.2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on 30.09.2024. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/KALLAKURICHI/APPROVAL NO.91/2025 and enclosed with 8 sets of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, after the Patta is given by the Survey, it is requested to send a copy of the conditions to this office.
3. After the approval of the Panchayat President . 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. As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the applicant has paid Guide Line Value.
Special Conditions
1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees, the final layout sketch,permit of planning authority along with approval of Local Body shall be issued to the applicant directly.
b)Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT,provide necessary street lights etc., as per the standards specified by the local body.
2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour concern Panchayat.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017. have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The
promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot,apartment or building, as the case may be, in any Real Estate Project or part of it only after registering theReal Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

Body:

COPY TO

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor.
Gandhi Irwin Bridge Road,
Egmore, Chennai- 600008.
2. The Sub-Registrar,
Elavanasur Register Office,
Kallakurichi district.
3. The Assistant Director,
Survey Land Records,
Kallakurichi-606201.
4. The District Collector,
District Collectorate Office,
Kallakurichi District.
5. The Assistant Director (Panchayats),
Kallakurichi District.
6. The Tahsildar,
Ulundurpet Taluk,
Kallakurichi District.

Enclosure

1. Layout Original Map And Condition

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.07.23 13:10:43

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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Chennai 600 097, India
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+91 9996 12 9996

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.