Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

FG 219238

LAYAKH ALI

22.6.26

S. MANOHARAN
STAMP VENDOR
26, Lakshmi Talkies Road
Chennai-600030, Tamil Nadu
License No.C3/2851/80.

Affidavit cum declaration

From ,

K. Layakh Ali
Nargis Banu
Irshad Raza
Anjum
Farida Ilias
Nesho R Nizar
Shamhoon Zeenath Jafree
11/16 Sanathi Street
Kalakad -627501
Tirunelveli dist.

To,

The Chairman
TNRERA ,
Chennai -600008.

Respected Sir,

K. Layakh Ali
N. Nargis Banu
Irshad Raza
Anjum

Farida Ilias
Nesho Nizar
Shamhoon Zeenath Jaffree

During 2013 we formed Layout at Kalakad village ,Nanguneri Taluk Tirunelveli district , Layout named K J Nagar consists of survey no 797/1 ,798/1 , 799/1,799/2,799/3 ,800 ,801/1A ,801/1B , 801/1C ,801/3A ,801/3B for the total extent of 6.72 acres (27200.00 sq.m) with patta no's 1884,1886,1887,1889,1231,property belongs to Mr Kudrath Ali S/o of Raza khan with High court order ref no.OS23of 1978 and Jawahr Begum w/o of Kudrath ali with sale deed 577/1991 and 1142/1990 registered at sub-register office Kalakad.

And Mrs Nargis Banu w/o of Mohib Ali and Farida Ilias w/o Ilias Ali jointly hold the property with sale deed 768/82 registered at sub-register office Kalakad , After the death of Mr Kudrath Ali S/o of Raza khan and Jawahr Begum w/o of Kudrath ali , Taj jaffer d/o Kudrath Ali , Mohib Ali s/o Kudrath Ali , Ilias ali s/o Kudrath ali after their death the following persons Namely K. Layakh Ali S/o of Kudrath Ali Nargis Banu w/o Mohib Ali Irshad Raza S/o Mohib Ali , Anjum w/o Mohib Ali , Farida Ilias w/o Ilias Ali , Nesho R Nizar D/o Taj Jaffer Shamoon Zeenath Jafree D/o Taj Jaffer are owners of the K J Nagar Layout . Accordingly we sold around 30 plots (4683.86 sq.m), In 2015 there were public interest, litigation filed in Madras High Court Judicature and High Court stayed the sale of unapproved layout and there after we stopped the sale of plots with immediate effect.

Thereafter G.O. 78 Housing and Urban Development Department dated 04.05.2017, where issued. Since our layout is situated in Hill area conservation, we have applied it in G.O. 49 dated 23.03.2003.

After obtaining all the NOC 's from the line departments we applied for the approval of our layout to DTCP. After placing with HACA Meeting and Handing over the land for roads and OSR for layout we got approval from DTCP wide ref SWP/55 /2024 and revised SWP /38/2026. The DTCP approval was given only for the unsold plots number's from 1 to 107 (including EWS PLOTS) only.

Some of plots which are sold before 2015 we made sub-division further the survey numbers mentioned in the approved layout are as follows 797/1, 798/1, 799/ 1A1A799/ 1A1B,799/1A2,799/1A3,799/1A4,799/2A,799/2B,799/3,800/1A,800/1B,801/1A1A,801/1A1B ,801/1A1C,801/1A1D,801/1D1,801/1D2,801/1C1A1,801/1C1B,801/1C2,801/3A, 801/3B,801/4,801/5,801/6,801/7. In which the survey no's 801/4 ,801/5,801/6,801/7 are not included in the unsold plots ,and we don't have any liability on those survey numbers . After DTCP approval we paid the demand fees to Kalakad municipality for layout road

K. Layakh Ali
M. Nargis banu
Irshad
Anjum

Nesho R Nizar
Shamoon Zenath Jaffar

formation , layout water connection, layout street lighting , strom water drain , OSR fencing wide demand notice no – LA/171/2025/014/00001 dated 19/02/2025 and service request receipt no 171/CP/25-26/0000114 dated 12th may 2025 and we got the local body approval through proceedings of commissioner Kalakad municipality . Futher our Layout approval from DTCP and Kalakad municipality were given through Single window online poratal . And we have downloaded Approved layout , layout order ,local body proceedings from single window portal and applied from TNRERA .

We most humbly request you to grant TNRERA revised approval on our layout.

Verified by us on this 23rd June 2026.

Your's Faithfully ,

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

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/tools

Services we run for you
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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.