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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8ZOHJZS2/2024/TCP

Date: 8/9/24 6:52 PM

From:

Village Panchayat

Kadiyappatti,Ramachandrapuram (po),Thirumayam(Tk)

To :

Thiru. S.Karuppiah and others,
P.No: 312, Periyar Nagar,
Rajagopalapuram,
Pudukkottai.

Online Application Number: 8ZOHJZS2

Sir/ Madam,

Sub :

Residential Layout- Pudukkottai District – Thirumayam Taluk –Arimalam Panchayat Union – Kadiyapatti Panchayat – Panangudi Village – S.F.No: 737/9A, 737/9B, 737/9C - extent of 2900.00Sqm -
Technical clearance issued -Final Approved Issued- Regarding

Ref :

1)G.O. No:78 Department of Housing and Urban Development (Nov.4 (3) Date:04.05.2017
2) G.O. No. 172 Department of Housing and Urban Development (Nov. 4 (3) Dated: 13.10.2017.
3) Urban Development Commissioner, Chennai vide G.O. No. 13193/2017/CA2 dated: 30.10.2017 and 07.11.2017
4) City Planning Commissioner Meeting Record Date: 27.02.2018.
5)Member Secretary/Assistant Director, Pudukottai Joint Local Planning Group, District Urban Development Office their proceeding the Layout has been approved and approved number issued as L.P/DTCP (PD) No.34/2024 Date: 16.04.2024
6) Mr.S.KARUPPIAH and others application dated: 30.01.2024
7)panangudi village, kadiyaapatti Village Panchayat
Resolution No: 84/2024-25 Date: 09.08.2024.

Body:

Order:

According to the G.O seen in view (1) and (2) According to the guidelines seen in view (3) Seen in view (4) According to the agenda of the Urban Development Commissioner, 15 plots in the area of 2900 square meters in Panangudi village, Kadiyaapatti Village Panchayat Plot No:737/9A, 737/9B, 737/9C It has been informed to limit
only subject to conditions.

In relation to this matter, a resolution has been passed in the Panangudi village, Kadiyaapatti Village Panchayata per Resolution number: 84/2024-25 dated: 09.08.2024.

Therefore, situated in Panangudi village, Kadiyaapatti Village Panchayat S.F.No: 737/9A, 737/9B, 737/9C with an area of 2900 Sq. Only 15 plots belonging to Mr.S.KARUPPIAH AND OTHERS are demarcated and permission to plot is ordered.

Further, the applicant is informed that the approval of the site will be canceled without any prior notice in case of violation of the conditions contained in the restricted technical drawing.

Further, the applicant is informed that if any layout are filed in relation to the above plot, it should be settled at his sole responsibility.

The plot is named as SRI SATHAIYA NAGAR and final approval is given.

Village

Signature valid

Signed by: Village Panchayat President
Location:Pudukkottai
Date:2024.08.09 18:52:46

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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