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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: 01/2025-26 **Date:** 9/8/25 6:17 PM

From:

Village Panchayat

Attrankarai

To :

R. Balasubramaniyan
J. Jeevanantham
1/58, West Street
Attrankarai.

Online Application Number: BHNHA0U6

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District - Vialthikulam Taluk - Vilathikulam Panchayat Union- ATTRANKARAI Panchayat - Attrankarai Village-S.F.No:444/3B2, - Site Extent of 1. Acres or 4050 Sq.m – Layout plan Approval–Regarding

Ref :

1) Assitant Director of District Town and Country Planing Office's Thoothukudi leter No. Subject to the Conditions BHNHA0U6 /THOOTHUKUDI/2025/TCP Date : 08/04/2025
2) Attrankarai Panchayat and Village Permission date :08/09/2025
3) Related Document

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi Survey No. 444/3B2 Attrankarai Panchayat and Attrankarai Village Approvel has been Granted vide BHNHA0U6 /THOOTHUKUDI/2025/for 22 Plots Situated at Survey No.444/3B2 with Area of 4050 squre meters (1.00 Acres) Attrankarai Panchayat and Village Permission, the final Approvel has given
The Attrankarai Panchayat and Village as given the final Approvel with the Following Conditions
1. This Order is issued based on the Documents only submitted by you. if any errors/

a. irregularities will be find later, this order will be cancelled without intimation.

2. Incase of building Construction in this Plot, Proper building license/Permission Shoud be obtained Separately from the Panchayat and Village on Payment of approprate fees

a. 3) All gurantees and receipts issued by this office will be Cancelled if a dawa is received by court regarding reglarization of plot/tenement

3. if any loss of Amount will be mentioned in audit para. the applicant must be paid the amount as per instruction

4. This order is not applicable if the aplicant has attached false documents

5. if any Complaint is received against this guarantee and proved with sufficient evidence, this orer will be cncelled.

6. Government Ordinance No. 78, Department of Housing and urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre dated warranty.

7. Assitant Director of District Town and Country Planning Office's Thoothukudi letter No. Subject to the Conditions of BHNHA0U6 /THOOTHUKUDI//2025/TCP dated 08.04.2025 must be followed

8. This order does not Apply to Plots located Under streams/water bodies,encroachment and high voltages power lines

9. This order does not apply to public and Roads where there is an encroachment

10. The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 Years from the dete of handding over at their own cost.

11. Other basic amenities works will be carried out by the Panchayat and Village only after sufficient residences are constructed as per govermment norms in that area

12. Street Lights and Electric Poles installed in the above Plot Section Should be Maintained at thair own cost of applicant

13. The Survey No. 444/3B2- 1 to 22 plots are attached to Attrankarai Panchayat and Village.Attrankarai

Village

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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