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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: AOBCXEHS/2024/TCP

Date: 3/30/24 5:20 PM

From:

Village Panchayat

THALAKAVOOR

To :

Mr.Saravanan and Mr.Anthonisamy
2/32225C,Plot No:163, Karpaga Vinayagar Nagar, 4th Street , Sankarapuram,
Sekkakalai kottai ,karaikudi , Sivagangai Dist.,630002

Online Application Number: AOBCXEHS

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District - kallal panchayat Union, Thalakavoor Panchayat , Managiri Sukkanendal S.F.No 27/2A1C - extent of 5704Sq.m (1.4088 acres) Town and country Planning, Sivagangai Roc no AOBCXEHS/2024/TCP - 21.03.2024

Ref :

Applications Mr.Saravanan and Mr.Anthonisamy (Power Agent) Letter No AOBCXEHS, Date 16.02.2024

Body:

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District - kallal panchayat Union, Thalakavoor Panchayat , Managiri Sukkanendal S.F.No 27/2A1C - extent of 5704Sq.m (1.4088 acres) Town and country Planning, Sivagangai Roc no AOBCXHS/2024/TCP - 21.03.2024, According to the procedures of the Duputy director of Urban development Department as seen in view 1, the petitionar has handed over the roads Constructed in the plot and the areas reseverd for lockal goverment use and power utility use to the Thalakavoor panchayat through the deed of donation Registered As Nos. Also as seen in view 2 Deputy Director of Urban Planing his plot L.P(SWP)/DTCP/SIVAGANGAI LAYOUT NO 33/2024 Plot survey fee Rs.29000/-(Twenty Nine Thousand only) and Rs 6200/-(Six Thousand Two Hundred Only) Amounthing to 3% of the land Vluve as land use chance

feehas been paid to thalakavoor panchayat .
Therefore Duputy Director of Urban Development letter Roc no AOBCXHS/2024/TCP - 21.03.2024 subject to the Conditions Stated in Survey No 27/2A1C the final approval of the subdivision is given for the bounded plots. It alao reported that the panchayat has No Objection to the Registration of the above Plots. Link Map and conditions.

Tmt.M .Tamilselvi

President

Thalakavoor Panchayat

Village

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Signature valid
Signed by Village Panchayat President
Location Sivagangai
Date 2024.03.30 17:20:22

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 30/03/2024

Applicant Name : Saravanan Anthony Samy

Application No : AOBCXEHS

Fees Type : Demand Fees

Receipt Number :

Transaction ID : 666008bb-03f9-4cc8-bb94-378e10151846

Purpose

S.No	Description	Amount
1	Layout Approval Fees	35200.00
2	Layout Inspection Fees	1000.00
3	SubDivision Charges	0.00

Total Amount : 36200

Amount In Words : Rupees Thirty Six Thousand Two Hundred Only

With Regards,
DTCP

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.