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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01 / 2024-2025

Date: 10/19/24 10:43 AM

From:

Village Panchayat

Panchayat Office Building Neerpalani Village, Keeranur Post, Kulathur Taluk, Pudukkottai District

To :

Thiru. M. Gandhi,
S/O. Mamundi ,
115/2, East street, Kulathur,
Pudukkottai-622 507.

Online Application Number: 24QK51XN

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning – Pudukkottai District – Viralimalai Taluk -Viralimalai Panchayat Union - Neerpalani Panchayat / Village - S.F.No:203,204/2B - extent of 39250.00 Sq.m - Layout Approval issued - Reg.

Ref :

1. Applicants Thiru. M. Gandhi, Online Application No. 24QK51XN, dated 03.09.2024.
2. District Town and country planning Office, Pudukkottai District Letter No: 24QK51XN. (Road pattern issued on dated:23.09.2024).
3. Joint Director Agriculture department, Letter No. A1-6591-2024, Dated:20.07.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated:24.12.2020
5. Applicants Thiru. M. Gandhi, Letter,Dated: 31.10.2023 (Gift deed document no. 6651/2024, dated:03.10.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14. Demand payment Request Letter, Dated:08.10.2023 (requiring payment of Centage Fee and Flag Day Fund).
15. Applicants Thiru. M. Gandhi, Letter, Dated: 09.10.2023 (Payment of Centage Fee and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in

Pudukkottai District, Viralimalai Taluk, Viralimalai Panchayat Union, Neerpalani Panchayat / Village -

S.F.No:203,204/2B - extent of 39250.00Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued

by the Deputy Director on 23.09.2024. Further the applicants Thiru.M.Gandhi, has gift deed the road, road

splay areas and Public purpose has been handed over to the Neerpalani Panchayat local body on.

03.10.2024 Hence, this residential layout has been approved with below conditions.

LAYOUT CONDITIONS :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the

plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be

done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the

Village

Signature valid

Signed by: Village Panchayat President
Location:Pudukkottai
Date:2024.10.19 10:43:42

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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