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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-2026 Date: 6/30/25 6:34 PM

From:

Village Panchayat

THANDALAI

To :

K Venkatesan, 153 Kudiyana Street , Kumbakonam

Online Application Number: 305WNHXE

Sir/ Madam,

Sub :

Land Division Approval - Tiruvarur Block, Thandalai Panchayat & Village Field No. R.S.No. : 116/1, 4, 5, 10, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 117/1, 2, 3, 4, 5, 6, 127/1, 130/1 (M) 2-I. Approval for the land division constructed by Mr.K.Venkatesan, T/P. Kannaiyan in an area of 23550 sq.m. Contact.

Ref :

1. Application No: 305WNHXE Dt : 19.02.2025
2. G.O (M.S) No : 381 Housing and urban development dt : 09.12.2022
3. G.O(M.S) No : 180/ RDPR/ Dt : 05.12.2024
4. Receipt of inspection & approval fees : Rs. 7,05,237/- Dt : 24.04.2025
5. Thandalai panchayat resolution No : 32 Dt : 25.04.2025
6.Related documents

Body:

Thiruvarur Block, Thandalai Panchayat – Vilamal Village Plot No. R.S.: 116/1, 4, 5, 10, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 117/1, 2, 3, 4, 5, 6, 127/1, 130/1 (M) 2-in Mr. K.Venkatesan, T/P. Kannaiyan; A plot of land measuring 23550 sq.m. has been constructed with 125 plots.The plot has been granted technical permission as per the Panchayat Building / Plot Rules as per the Tamil Nadu Panchayats Act 1994, Government Order No. 255 dated 18.08.1997 and Government Order No. 180 Rural Development Department dated 18.12.2024 and as per M.V./M.N.U.A (CoE) No. SWP :18/2025.Therefore,

final approval is given to the land division of Thandalai Panchayat Council Resolution No. 32 dated 25.04.2025 subject to the following conditions.

1. The housing section has been laid out as per the map approved by the Thandalai Panchayat Council. Therefore, no changes should be made to it.
2. The roads, parks and public places handed over to the Panchayat (Donation No. 1703/2025) should be changed to the name of the Special Officer, Thandalai Panchayat and handed over to the Panchayat.
3. No encroachment should be made on the land belonging to the Panchayat.
4. Saplings should be planted and maintained on the sides of the road as per the condition of the Special Officer.
5. Small bridges should be constructed at additional places indicated by the Panchayat President for the drainage facilities of the plot.
6. A permanent notice board measuring 6*4 should be erected at the entrance of the plot for public viewing, showing the complete map of the plot and the Panchayat's plot approval resolution number and date.
7. The Executive Officer/Panchayat President has full authority to cancel or suspend this permit order if this order is obtained on the basis of incorrect information or if the conditions stipulated in the land division permit are not complied with.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2025.06.30 18:34:46

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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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.