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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: 02/2024-2025 Date: 1/3/25 3:49 PM

From:

Village Panchayat

Panchayat Office,Annamanagalam,Veppanthattai(TK),Perambalur(DT)-621116

To :

Thiru.R.Karthik,
S/o. Ravichandran,
No.2/115,Muslim Street,
Thondamandurai village,
Veppanthattai Taluk,
Perambalur District.

Online Application Number: 8D6Q4EH8

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union - Veppanthattai South Village - Comprised in Survey Nos.351/1A;353/1B,2 With an Site Extent of 1.67 Acres (or) 6784.00 Sq.m – Technical Clearance Issued - Forwarded for further action

Ref :

1. Applicant.Thiru.R.Karthik,Perambalur, Online Application No. No.8D6Q4EH8/36303/2024, dated:21.11.2024.
2. District Town and country planning Office, Perambalur District Letter No. 8D6Q4EH8/36303/2024/PD. (Road pattern issued on
dated: 29.11.2024).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/7477/2024, Dated: 18.10.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.R.Karthik,Perambalur, Dated: 11.12.2024. (Gift Deed No.4490/2024, Dated:04.12.2024)
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.

Body:

Residential Layout Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union - Veppanthattai South Village - Comprised in Survey Nos.351/1A;353/1B,2 With an Site Extent of 1.67 Acres (or) 6784.00 Sq.m- Technical Clearance Issued for total 36 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.
Applicant. Thiru.R.Karthik,Perambalur, has, regards local body demand paid on dated : 03/01/2025. received the approval demand amount.
Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union - Veppanthattai South Village - Comprised in Survey Nos.351/1A;353/1B,2 With an Site Extent of 1.67 Acres (or) 6784.00 Sq.m - total 1-36 housing plots approved for above the actions.
District Town and Country Planning Office Approved Total no of Plots 36 Local body demand for Layout Approval Fees and Inspection fees Paid for Rs. 41000/- ( Rupees Forty One Thousand ) only.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 29.11.2024. Further the applicant. Thiru.R.Karthik, Perambalur has gift deeded the road, road splay and Common areas has been handed over to the The Panchayat President, Annamangalam Panchayat, Veppanthattai South Village on 04.12.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.72/2024. Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:
1. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to this office by the Local Body.
2. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office and Land Survey department at Perambalur District.
3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.
4. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO
(B) are
handed over to the concerned local authority and its original deed is received.
• Layout local body demand and inspection Fees paid – Rs.41000/-, Date: 03.01.2025.
• Land Conversion Charges paid – Rs.13150/-, Date: 03.01.2025.
In case in this layout approval documents any liable are not valid the approval letter.

Village

Signature valid
Signed by: Village Panchayat President
Location:Perambalur
Date:2025.01.03 15:49:50

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

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# 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.