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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: 01/2024-25

Date: 7/20/24 4:36 PM

From:

Village Panchayat

Sumaithernthapuram

To :

Tmt.A.Vasantha, w/o S. Arumugam
13-1-25, Pillaiyar kovil street,Ananthapuram,
Ayikudy,
Tenkasi – 627852

Online Application Number: DJ4LDQD2

Sir/ Madam,

Sub :

Residential Layout - DTCP -Tenkasi District - Shencottai Taluk - Tenkasi Panchayat Union - Sumaitheernthapuram Panchayat - Vallam Village - S.F.No.81/16 - Extent of 8000sqm (1.97Acres) residential plot DTCP for technical approval and drawings received as SWP / DTCP / TENKASI /LAYOUT No. 16/2024 For Final Approval and Commissioning Proceeding

Ref :

1.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
2. Town and Country Planning Department(Planning Permission) ROC No. DJ4LDQD2/2024/TCP /2024/TCP
3.DTCP Layout Approval No. SWP/16/2024.

Body:

Tenkasi District - Shencottai Taluk - Tenkasi Panchayat Union -Sumaitheernthapuram Panchayat - Vallam Village - S.F.No.81/16 - Extent of 8000 sqm (1.97Acres) which has been approved by Assistant Director / Tenkasi District Town & Country Planning, Tenkasi Local Planning Area vide proceedings of Planning Permission in approved No. SWP / DTCP / TENKASI/LAYOUT No. 16 /2024, and project approval has also been received under Roc. DJ4LDQD2/2024/TCP /2024/TCP Date : 16/04/2024

The layout is situated on an area of 8000 sq.m 1.97 acres, 41 plots have been, roads

measuring 2008.15Sq.m, for electricity board 30.09 Sq.m, for Local Body board 71.38Sq.m area as per TNCDBR rule 47(6) totalling to 2109.62 Sq.m has been donated via document No.756/2024 dated 05.04.2024.

For this layout in Sumaitheernthapuram Village Panchayat fees for 5890.38 Sq.m plot area as assessment fee at 3% of the total amount of market Land Value Rs.5,70,800/- (Rupees five lakh seventy thousand eight hundred only), Rs.1000 per plot 41 X 1000 = 41,000 (Rupees forty one thousand only) and inspection fee of Rs.5,000 (five thousand only) totalling to Rs.6,16,800/-(Rupees Six lakhs Sixteen thousand eight hundred only) has been paid by the Land Owner on 19.07.2024 in the panchayat fund account via Online payment. As per condition, the Residential Layout has been approved by Sumaitheernthapuram Panchayat as Approval Number 01/2024-25.

Hence, final approval is given for this residential plot subject to the following conditions:
Terms and conditions as mentioned in letter No. SWP/DTCP/TENKASI /LAYOUT No. 16/2024 layout as approved under Order Roc. DJ4LDQD2/2024/TCP/2024/TCP dated 16.04.2024. Attached shall be carried out as per the conditions stipulated therein.

Copy:
1. Asst. Director, Town & Country PlanningDept, Tenkasi Dist.
2. Block Development Officer (V.P.) Tenkasi.

President

Sumaitheernthapuram Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Tenkasi
Date:2024.07.20 16:36:09

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.