Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 4/8/24 3:17 PM

From:

Village Panchayat

Kadalaiyur

To :

Mr.Ragul, Mrs.Karthika and Mrs.Savithri
1/14, East Street, Pillaiyarnatham, Kovilpatti
Thoothukkudi -628721

Online Application Number: HENJUCWP

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District –Ettayapuram Taluk– Kovilpatti Panchayat Union – Kadalaiyur Panchayat – Kadalaiyur Village – S.F.No. 119/3A, 120/1A,1B,1C,1D Site Extent of 2.15Acres or 8730.00Sq.m– Layout Approval issued - Regarding.

Ref :

1. Govt Order No.79 and 181, Housing and Urban Development Department Dated: 04.05.2017 and 09.01.2020
2. Govt Order No. 19113/UD4(3)2017-1 , Housing and Urban Development Department Dated : 30.08.2017
3. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.
4. Deputy Director of Tuticorin District Urban Development Office's letter NO. Subject to the conditions of HENJUCWP/THOOTHUKUDI/2024/TCP dated 18.03.2024 and Layout Approval No: SWP/DTCP/ THOOTHUKKUDI/LAYOUT NO:39/2024 dated 18.03.2024
5. Applicant Submitted Documents , Document No: 683/2024 dated 06.03.2024 and Doc No.766/2024 dated 13.03.2024 at Ettaiyapuram Sub-Register Office .

Body:

According to the letter of Deputy Director (P) of Thoothukudi District Urban Development Survey No. 119/3A, 120/1A,1B,1C,1D Kadalaiyur Panchayat and Village Approval has been granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.39/2024 for 36 plots situated at Survey

No. 119/3A, 120/1A,1B,1C,1D with an area of 8730.00Sq.m (2.15Acres). Kadalaiyur Panchayat and Village permission, the final approval has given.

Based on this, as all due fees have been paid for the new residential plot located in the Thoothukkudi District – Ettaiyapuram Taluk – Kadalaiyur Village Panchayat - Survey No. 119/3A, 120/1A,1B,1C,1D with an area of 8730.00Sq.m (2.15Acres)- Plots from 1 to 36 in the new residential plot situated on a plot of area is ordered with special conditions.

The Kadalaiyur Panchayat and Village has given the Final Approval with the following conditions.

1) This order is issued based on the documents only submitted by you. If any Body: errors/irregularities will be find later, this order will be cancelled without intimation.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2024.04.08 15:17:30

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.