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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: 01/2025-2026 **Date:** 10/3/25 6:42 PM

From:

Village Panchayat

O/o Gram Panchayat,
Melur Village Panchayat,
Melur,
Thirumayam Taluk,
Pudukkottai Dist,
PIN 622507

To :

TVL.NIRMALRAJ AND MANIKANDAN,
No 70, Sekkalai,
Karaikudi,
Sivagangai-630001

Online Application Number: JBRV7WNB

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District – ThirumayamTaluk – MelurPanchayat/ Village S.F.Nos : 227/1,4A1A, 4A1B1,4A1B2,9 - Extent of 7300.00 Sqm - Technical clearance issued - Reg.

Ref :

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai, ROC.No: JBRV7WNB /2025/TCP DATE: 26.06.2025.

Body:

Asper G.O.79, Housing and Urban Development Department, Dated 04/05/2017 ,In case of non-planned are a rule 3 it has been Body: Requested to collect Rs.1000/-as Scrutiny Fee for each layout and under rule 9 concerned Local body should collect the 3% Market Land Value as Land conversation charges and nominal amount for Side Drain charges, before issuing the final order. So, above mentioned amount are collected. Therefore, it is hereby ordered that final approval is given to the residential plot in Melur village Panchayat at with an area of 7300 sq.m. in S.F.Nos: 227/1,4A1A, 4A1B1,4A1B2,9 at Melur Panchayat-Melur Village-Thirumayam Taluk- Thirumayam Panchyat Union - Pudukkottai District, subject to the

following 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 splays how non the approved Layout Plan.

3. No plot shall be sold,leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage/ high voltage powerline/telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

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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