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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: 71

Date: 12/30/24 11:28 AM

From:

Village Panchayat

Sirunesalur

To :

C. KRISHNAVENI

Online Application Number: KGHWPLZN

Sir/ Madam,

Sub :

PLOT APPROVAL

Ref :

DTCP DIRECTOR

Body:

Nallur Panchayat Union Sirunesalur Panchayat Council Chairman's Action
Precedence: Mrs. Manjula Velmurugan
N.K.No.: 2/2024 Date: 29.12.2024
Subject: Land Division Approval Nallur Panchayat Union Sirunesalur Panchayat S. No. 132/1,2 3A1,3A2A,3A2B.3A2D,12, 137/ 2C1A,3C1,4C 5C 138/2A3 ,2F3 ,2G3 ,4A3 4B3,4C3 Granting final approval for the land division with an area of 5.84 acres (a) 23656.00 sq.m.
Order – Dependent
View :
1. Circular Letter of the Director of Town and Country Planning, Cuddalore District No. : 165/2024 (KGHWPLZN/2024/DTCP) Date : 03.12.2024
2. Government Order No. : 138, Housing and Urban Development Department Date :

04.06.2004
3. Government Order No. : 79, Housing and Urban Development Department Date : 04.05.17
4. Government Order No. : 18, Municipal Administration and Drinking Water Supply Department Date : 04.02.2019 and Government Order No. : 16 Municipal Administration and Drinking Water Supply Department Date : 31.02.2020
5. Nallur Union Panchayat Sirunesalur Panchayat Council Resolution No. : 71 Date : 09.12.2024
6. Government Order No. : 181, Housing and Urban Development Department Nov. 4(1) Date : 09.12.2020
7. Government Order No. : 141, Housing and Urban Development Department Date : 23.09.2020
8. Government Letter No. 19113/Nov. 4(3)/2017—1 Housing and Urban Development Department Date : 30.08.2017
9. Circular Letter of the Town Planning Commissioner, Cuddalore No. 10/2024 13686/2017 LA1 Date : 08.09.2017
10. Circular Letter of the Town Planning Commissioner, Cuddalore No. 320/2022/TCP3, Date : 07.01.2022
11. Circular Letter of the Town Planning Commissioner, Cuddalore No. Circular Letter No.: 4367/2019/TCP2, Date: 14.10.2019
12. Donation Document No. 3264/2024 Date: 18.11.2024
13. Local Organization Request Fee Date Paid: 29.12.2024

Order:

As per the Government Order in view 1,2 and 3 and as per the order of the Assistant Director of Urban Planning, District Urban Planning, Cuddalore, Cuddalore District, Nallur Panchayat Union, Sirunesalur Panchayat Ch. The technical permission plan for the plot of land located in No. 132/1,2 3A1,3A2A,3A2B.3A2D,12, 137/ 2C1A,3C1,4C 5C 138/2A3 ,2F3 ,2G3 ,4A3 4B3,4C3 with an area of 5.84 acres (or) 23656.00 sq.m. has been approved.

As per the donation document of the Sub-Registrar Vepur as seen in Exhibit 11, the area reserved for public use and roads has also been handed over to the Chairman Sirunesalur Panchayat Council.

For the above plot, 3% of the market value of the land is 38567/- (Rupees thirty eight thousand five hundred and sixty seven only) and as per rule 3, Rs. 1000/- per plot, and Rs. 137000/- (One lakh thirty seven thousand only) per plot was paid to the appropriate Government title as per view 13. Therefore, it is hereby ordered that final approval be given to all the 137 plots allotted in the map.

Plot No. Survey No. Area of Plots for which approval can be given
01 132/1,23A1,3A2A,3A2B.3A2D,12, 137/ 2C1A,3C1,4C 5C 138/2A3 ,2F3 ,2G3 ,4A3 4B3,4C3
5.84 Acres (A) 23656.00 Sq.m
137

PRESIDENT
Sirunesalur Panchayat

Received
C Krishnaveni
NO 25, Fourth Street Shalimar Garden
Injampakkam Kanchipuram District,
600 015
Copy
1. District Collector's Office Vepur
2. Block Development Officer (C.O.), Panchayat Union, Nallur
3. Assistant Director, District Town and Country Planning Office Cuddalore

Signature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.12.30 11:28:27
Village

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.