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RE REGULATORY RECORD

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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: XYZK4Y1G/RAMANATHAPURAM/2024/TCP

Date: 9/25/24 1:47 PM

From:

Village Panchayat

Vendhoni

To :

Mr.N.Abdulla sait (Owner&Popwer Holder)and Mr.N.Sikkandar
79,Ayyadurai Street
Paramakudi.

Online Application Number: XYZK4Y1G

Sir/ Madam,

Sub :

This Layout Survey No:67/1 Extend Of 5396.00 Sqmt (2.06Acres) Total Number Of Plots-44 Each Plots Rs,1000 = 44000 Paid to Through Vendhoni Village Panchayat SNA Ac Online Payment and Land Valution Cost 3% Rs,37500 Paid Also Village Panchayat Ac and Inspection Fee Rs,500 Then, These 44 Plots Has Been Approved For Final Approval Approved By Local Body Village Panchayat President, Vendhoni Village Panchayat,Vendhoni Village Group, Paramakudi Panchayat Union, Ramanathapuram District.

Ref :

1.Applicant Mr.N.Abdulla sait(Owner&power Holder)and Mr.N.sikkandar Application No:XYZK4Y1G, Dated:25-07-2024
2.District Town and Country Planning Officer,Ramanathapuram,District Letter n6.Circular From the Director of Town and Country Planning ,ROC No;4367/2019/TCP2 Dated,14.10.2019o:XYZK4Y1G/Ramanthapuram/2024/DTCP(Road Pattern Issued Date:20,08,2024)
3.Joint Director,Agriculture Department,Ramanathapuram District Letter no.THIBABI4/4580/2024,Dated,28.06.2024
4,Circular From Director of Town and Country Planning ,Roc No:19799/2020,Dated,24.12.2020
5,Applicant,Mr.N.Abdulla Sait (Owner &Power Holder)and Sikkandar Dated,28.08.2024 (Gift deed Document No;3949/2024 and 3950/2024 Dated,21.08.2024)
6,G.o 138 Housing and Urban Devolopment Department,dated,04.06.2024
7.G.O 79 Housing and Urban Devolopment Department Dated,04.05.2017
8.G.O 18 Department Of Municipal Administration and Water Supply, Dated,04.02.20219 and

G O 16 Department of Municipal Administration and water Supply Dated,31.01.2020
9.G O 141 Housing and Urban Devolopmemnt Department Dated,23.09.2020
10.G.O 181 Housin and Urban Devolopment Department Dated,09.12.2020
11.Govt LettervNo:19113/Nov 4 (3) /2017-1 Housing and Urban Devolopment Department dated,30.08.2017
12.Circular From the Commissionar Town and Country Planning Letter No:13686/2017/LA1, dated,08.09.2017
13.Circular from the Director of Town and Country Planning, Roc No:320/2022/TCP3.dated,07.01.2022
14.Demand Payment Request Letter dated,29.08.2024 (Requiring Payment of Centage Fee,Display Board Fee,OSR Guidline Value Fee,and Flag day Fund,Non Planning Area Devolop cc
15.Applicant .Mr.N.Abdulla Sait (Owner&Power Holder)and N.SikkandarLetter,Dated:31.08.2024 (Payment of Centage Fee ,Display Board Fee,OSR Guidline Valur Fee and Flag day Fund)
16.Circular from the director of town and country planning Roc No 4367/2019/TCP2,Dated;14.10.2019

Body:

This Layout Survey No:67/1 Extend Of 5396.00 Sqmt (2.06Acres) Total Number Of Plots-44 Each Plots Rs,1000 = 44000 Paid to Through Vendhoni Village Panchayat SNA Ac Online Payment and Land Valution Cost 3% Rs,37500 Paid Also Village Panchayat Ac and Inspection Fee Rs,500 Then, These 44 Plots Has Been Approved For Final Approval Approved By Local Body Village Panchayat President, Vendhoni Village Panchayat,Vendhoni Village Group, Paramakudi Panchayat Union, Ramanathapuram District.

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

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.