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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: H9ZNU30I/2024/TCP
12.03.2024

Date: 4/27/24 2:14 PM

From:

Village Panchayat

SEMBANUR

To :

Mr.ARULRAJA
2/45,MATHA KOVIL STREET,
SEMBANUR ,
KARAIKUDI , SIVAGANGAI DISTRICT 630313

Online Application Number: H9ZNU30I

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District – Karaikudi Thauka, kallal panchayat Union, Sembanur Panchayat , Sembanur Group S.F.No 215/8B,216/3,9A - extent of 13800Sq.m (3.41 Acres) Town and country Planning, Sivagangai Roc no H9ZNU30I/2024/TCP – 12.03.2024

Ref :

Applicants Mr.ARULRAJA, Letter No: H9ZNU30I, Date : 30.01.2024

Body:

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District - kallal panchayat Union, Sembanur Panchayat , Sembanur Group S.F.No 215/8B,216/3,9A - extent of 13800Sq.m (3.41 Acres) Town and country Planning, Sivagangai Roc no H9ZNU30I/2024/TCP – 12.03.2024, According to the procedures of the Duputy director of Urban development Department as seen in view 1, the petitionar has handed over the Roads Constructed in the plot and the areas reseverd for lockal Government use and Power Utility use to the Sembanur panchayat through the deed of Donation Registered As Nos. Also as seen in view 2 Deputy Director of Urban Planing his plot L.P(SWP)/DTCP/SIVAGANGAI LAYOUT NO 31/2024 Plot survey fee Rs.71000/-(Seventy One Thousand only) and Rs 14536/-(FourteenThousand Five Hundred and Thirty six Only) Amounthing to 3% of the land Value as

land use chance feehas been paid to Sembanur panchayat .
Therefore Duputy Director of Urban Development letter Roc No H9ZNU30I/2024/TCP – 12.03.2024 subject to the Conditions Stated in Survey No 215/8B,216/3,9A the final approval of the subdivision is given for the bounded plots. It Alao Reported that the Panchayat has No Objection to the Registration of the above Plots. Link Map and conditions.

Tmt. M.Francis mary President

Sembanur Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2024.04.27 14:14:07

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.