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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 6CDWEF0E/2024 Date: 11/21/24 10:45 AM

From:

Village Panchayat

Kiledaiyalam

To :

Tvl.P.Selvanathan & S.Shanmugasundaram ,
No.28, 1st Bajanai Madam Street,
South Pasiyar Po,
Ellaipillaichavady, Nellithope,
Pudhucherry 605 005.

Online Application Number: 6CDWEF0E

Sir/ Madam,

Sub :

Residential Layout Approval – Keezhedaiyalam Panchayat and Village to Grant Permission to an Extent 1.69 ¾ Acres or 6850 .00 Sq.m The Land Bearing S.F.Nos. 275/3A,3B1A,3B1B – Villupuram District , Tindivanam Taluk , Marakanam Panchayat Union , Keezhedaiyalam Panchayat and Village Technical Approval is Issued.

Ref :

1) Applicants Tvl.P.Selvanathan & S.Shanmugasundaram, The layout proposal received through online vide reference No:6CDWEF0E, Dated : 16.09.2024.

2) District Town and country planning Office, Villupuram District Letter No. 6CDWEF0E /2024/TCP. (Road pattern issueddate:26.09.2024).

3) Joint Director , Villupuram District, Agri NOC Letter No.C2/10223/2024, Dated: 25.09.2024.

4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.

5) Applicants Tvl.P.Selvanathan & S.Shanmugasundaram, Gift deed (Local Body) Document No. 3792/2024,Dated: 01.10.2024.

6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004.

7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.

8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16,Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020.

10) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020.

11) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12) Circular from the Commissioner of 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) Applicants Tvl.P.Selvanathan & S.Shanmugasundaram, OSR charges Dated.09.10.2024, Centage Charges & Development Charges , Dated: 09.10.2024.

15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

16. G.O (Ms) No.58, Housing and Urban Development Department, dated: 05.03.2024.

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and after conducting site inspection , The applicant was directed to handover the portion of land earmarked for roads, Public purpose meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th citied above and on receipt of payment of charges such as Centage Charges vide reference 14th citied above ,The Technical Approval is Assigned as

SWP/DTCP/ Villupuram District - L.P/A.D.T.C.P (VD) No.217/2024.

The Technical Approval is Issued to the mentioned Layout subject to the following conditions.

1) The Local authority shall accord permission duly following the rules/regulations Order issued from time to time under the Respective Acts.

2) Keezhedaiyalam Panchayat and Village Resolution No - 52 /2024,Dated : 25 /10/2024

3).Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.

4).The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

5).Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

6).The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

7).Every plot deed registration should be accompanied by a copy of this layout approval map.

8).The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding

Signature valid

*Signed by: Village Panchayat President*
*Location:Vilupuram*
*Date:2024.11.21 10:45:17*

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.