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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: EA89MB8J/2024/TCP
09/03/2024

Date: 4/5/24 1:58 PM

From:

Village Panchayat

KALLAL

To :

Mrs .Mutharasi
55(1) Abirami Amman Koil Street , Dindigul , 624001

Online Application Number: EA89MB8J

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District - kallal panchayat Union, Kallal Panchayat , kallal Group S.F.No 259/5A - extent of 3950Sq.m (0.976 Acres) Town and country Planning, Sivagangai Roc no EA89MB8J/2024/TCP – 09.03.2024

Ref :

Applicants Mrs.Mutharasi , Letter No: EA89MB8J Date : 26.01.2024

Body:

Residential Layout - Office of the Assistant Director (FAC) of Town and country Planning, Sivagangai District - kallal panchayat Union, Kallal Panchayat , Kallal Group S.F.No 259/5A - extent of 3950Sq.m (0.976 Acres) Town and country Planning, Sivagangai Roc no EA89MB8J/2024/TCP – 09.03.2024, 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 goverment use and power utility use to the Kallal 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 28/2024 Plot survey fee Rs.17000/-(Seventeen Thousand only) and Rs 66518/-(Sixty six Thousand Five Hundred and Eighteen Only) Amounthing to 3% of the land Vluve as land use chance feehas

been paid to Kallal panchayat .

Therefore Duputy Director of Urban Development letter Roc no EA89MB8J/2024/TCP – 09.03.2024 subject to the Conditions Stated in Survey No 259/5A 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. R.Rathiga President

Kallal Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2024.04.05 13:58:28

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.