Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-25/VP

Date: 7/16/24 2:23 PM

From:

Village Panchayat

Kavalapatti

To :

MURUGASAMY A
8/54 NORTH STREET VP PUDHUR,Kavalapatti,Palani,Dindigul,624621.

Online Application Number: 4UE2SDA6

Sir/ Madam,

Sub :

Residential Layout - Office of the Kavalapatti Panchayat – Dindigul District – Palani Taluk – Kavalapatti Panchayat/Village - R.S.No. 46/5D – Extent of 1.75 (7110.00 Sq.Mtr) - Reg.

Ref :

District Town and country planning Office, Dindigul District Letter No 4UE2SDA6 . Dated On : 01/07/2024 . (Road pattern issued on dated: 21.06.2024).

Joint Director Agriculture department, Letter No. Mathi 4/4690/2024, dated 24.05.2024.

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

Body:

Your application regarding Layout approval and subject to the following conditions, permission for the layout is granted and approved in R.S.No. 46/5D – Extent of 1.75 (7110.00 Sq.Mtr) of Kavalapatti Village Panchayat , Dindigul District .

District Town and Country Planning Approved ROC NO: 4UE2SDA6 /2024/TCP. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 135/2024 and Kavalapatti Village Panchayat Approved ROC No: 02/2024-25/VP .

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.