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3/350/2 Mettukuppam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 61/2026 **Date:** 4/27/26 4:47 PM

From:

Village Panchayat

SELLUR

To :

Thiru.Kalilulraheman,
No.45/1, Eravalikulam Melakaveri,
Kumbakonam,
Thanjavur-612001

Online Application Number: 6ZES5E5W

Sir/ Madam,

Sub :

Residential Layout - Koradachery Block - Sellur Panchayat & Village - The proposal for a residential layout with an extent of 8609.00 Sq.m Revenue Survey No: 10/1A at Sellur Village Panchayat, Koradachery Panchayat Union - Thiruvarur Taluk - Technical clearance issued by the Assistant Director - District Urban Planning (Plan Approval) Office, L.P /TVR DTCP No. 6ZES5E5W/TVR/2026/TCP Dated: 27.03.2026 for forming a newly layout area named Classic Garden Nagar , forwarded for further action of final is given to the land division of Sellur Panchayat Council Resolution No.34/2026 Dated 06.03.2026 - Regarding.

Ref :

1.Applicant Thiru. Kalilulraheman, No.45/1, Eravalikulam Melakaveri, Kumbakonam, Thanajavur District Application Ref No: 6ZES5E5W Dated: 23.02.2026
2.District Town and country planning Office, Thiruvarur District Technical Concurrence Issued Letter No: : 6ZES5E5W/TVR/2026/TCP Dated: 27.03.2026
3.District Town and country planning Office, Thiruvarur District Letter No: (6ZES5E5W/TVR/2026/TCP) Dated: 11.03.2026 (Road Pattern Issued)
4.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
5.Applicant Thiru. Kalilulraheman, No.45/1, Eravalikulam Melakaveri, Kumbakonam, Thanajavur District (Gift Deed Document no: 519/2026 Dated: 24.03.2026 and 520/2026 Dated:24.03.2026)
6.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
7.G.O.138, Housing and Urban Development Department, Dated:04.06.2004
8.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and

G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

9.G.O.141, Housing and Urban Development Department, Dated:23.09.2020.

10.G.O.181 and 141, Housing and Urban Development Department, Dated:09.12.2020 and 16.07.2022

11.Koradachery Panchayat Union Sellur Village Panchayat Resolution Number: 61/2026 Dated:06.03.2026

Body:

Thiruvarur District, Koradachery Panchayat Union, Sellur Panchayat, and Village, The proposal for residential layout with an extent of 8609.00Sq.m in Revenue Survey No:10/1A as seen in view 2 by the Thiruvarur District Assistant Director Development Department Planning (Planning Permission) Officer, (6ZES5E5W/TVR/2026/TCP) Dated: 23.02.2026 following the grant of Technical Permission for construction, in the detailed application at View 1. Applicant Thiru. Kalilulraheman, No.45/1, Eravalikulam Melakaveri, Kumbakonam, Thanajavur District has applied for a permission order from the relevant local body for the new plot constructed by them.

As per the above newly constructed plot of land, according to the Town and Country Planning Rules and Rural Development and Panchayat Raj (PR-II (2)) Department G.O.(Ms.)No.180 Dated:05.12.2024, the local body shall be charged development charges fund of Rs. 139172/- and plot charges fees Rs. 50,000/- Total Amount Rs. 180172/- are deposited to the SNA of Sellur Panchayat dated: 20.04.2026 (Transaction ID No. 11000360224444) Receipt Number: 2026042061665.

Therefore, following the above study details, the final order is issued by the Special Officer / Block Development Officer (Village Panchayat) of Sellur Panchayat to establish the New Plot of Land as per the approval of the Panchayat Council given in the 2026 meeting of Sellur Panchayat, Resolution No. 61/2026 Dated: 06.03.2026, as per the attached plot details, subject to the following conditions.

Conditions :

1.As mentioned above, infrastructure (roads, water facilities Construction of New OHT, parks, water channels for waste water disposal, electricity, poles, and street lighting facilities) shall be established for the new plot as per the urban planning rules and guidelines of the ordinance.

2.Further, following the above approval, the plot planners shall pay any additional fees payable to the government title and any arrears payable to other government agencies at their own risk

3.Any defects and mistakes found later in the documents and applications submitted by them, this permission will be cancelled without assigning any reason.

4.No change should be made in the layout plan approved by the Thiruvarur District Urban Development Assistant Director regarding the new plot division. The permission will be cancelled immediately if any incidents such as the creation of additional plots or encroachment of open space areas (OSR - Area) are found.

5.As per GOs, the following fees and charges are collected as Allotment Details of Approved

6.The Executive Officer/Panchayat President has full authority to cancel or suspend this permit order if this order is obtained on the basis of incorrect information or if the conditions stipulated in the land division permit are not complied with.

LAYOUT PLAN.
Site Extent = 8609.00 Sq.m
Request Plot:47
Allotment Plots:50
Gifted Over to Local Body
1. Layout Road Area : 2544.46 Sq.m
2. Local Body Purpose : 33.52 Sq.m
Gifted Over to TANGEDCO
TANGEDCO Purpose : 30.77 Sq.m

Enclose: Approved Layout Plan

Village



Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2026.04.27 16:47:05

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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