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RE REGULATORY RECORD

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

Layout Application - Final Approval Letter

Roc No: 2O14NQDU/2024 Date: 5/16/24 3:01 PM

From:

Village Panchayat

Melmaliyanur

To :

Thiru.S.Govarathanan ,
No.12/15A , Post Office Street,
Thauanur Village ,
Melmalaiyanur Taluk ,
Villupuram District,
Pincode - 604204.

Online Application Number: 2O14NQDU

Sir/ Madam,

Sub :

Residential Layout Approval - Melmalaiyanur Panchayat to Grant Permission to an Extent 2.33 1/2 Acres or 9450 .00 Sq.m The Land Bearing S.F.Nos. 94 /1A ; 417 /1A - Villupuram District , Melmalaiyanur Taluk , Melmalaiyanur Panchayat Union , Melmalaiyanur Panchayat and Village Technical Approval is Issued.

Ref :

1. Applicant Thiru.S.Govarathanan, Online Reference No. : 2O14NQDU dated: 11.03.204
2. District Town and country planning Office, Villupuram District Letter No. 2O14NQDU/2024/TCP. (Road pattern issued on: 27.03.2024).
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/3062/2024 Dated: 15.03.2024.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru.S.Govarathanan, Gift deed (Local Body) Document No.610/2024 Dated: 30.03.2024
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 Water Supply,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. Applicant Thiru.S.Govarathanan, OSR Charges Dated: 17.04.2024 & Centage Fees & Development Charges , Dated: 17.04.2024.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019./2024/TCP.

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.75/2024.
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) Melmalaiyanur Panchayat and Village Resolution No -07/2024.
3) The Local authority shall accord permission / Approval after the collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office foe record.
4)Also, The Local authority shall forward the copy of such permission/approval to the office of the Sub Registrar of Registration department and the office of the Assistant Director of Survey and Land Records concerned for information and for making mutation in their records.
5)Also, The Local authority shall forward the copy of such permission/approval to the Tashildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the tamilnilam/collabland Website.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2024.05.16 15:01:33

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.