Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திருவண்ணாமலை வட்டம் : கீழ்பென்னாத்தூர்

வருவாய் கிராமம் : கீழ்பென்னத்தூர் பட்டா எண் : 8845

உரிமையாளர்கள் பெயர்

| | | | | |
|---|---|---|---|---|
| 1. | சின்னசாமி | மகன் | முருகன் | - |
| 2. | ராமநாதன் | மகன் | கேசவன் | - |
| 3. | ராமசாமி | மகன் | சரவணன் | - |
| 4. | முனுசாமி | மகன் | முனிரத்தினம் | - |

| புல எண் | உட்பிரிவு | புன்செய் | | நன்செய் | | மற்றவை | | குறிப்புரைகள் |
|---|---|---|---|---|---|---|---|---|
| | | பரப்பு | தீர்வை | பரப்பு | தீர்வை | பரப்பு | தீர்வை | |
| | | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | |
| 352 | 4A1A | -- | -- | 0 - 4.52 | 0.60 | -- | -- | 2023/0105/06/422016--2023/06/11/001389SD ------ Digitally signed: Sabjan M Tahsildar 30/06/2023 04:27:23:PM |
| 352 | 4A2 | -- | -- | 0 - 6.64 | 1.00 | -- | -- | 2023/0103/06/341585--2022/06/11/000965SD ------ Digitally signed: Venugopal C Zonal Deputy Tahsildar 11/05/2023 06:24:30:PM |
| 352 | 4B1A | -- | -- | 0 - 6.10 | 0.80 | -- | -- | 2023/0105/06/423327--2023/06/11/001390SD ------ Digitally signed: Sabjan M Tahsildar 30/06/2023 05:07:26:PM |
| 358 | 38 | -- | -- | 0 - 2.43 | 0.40 | -- | -- | 2023/0105/06/454214--2023/06/11/001439SD Digitally signed: Sabjan M Tahsildar 31/08/2023 05:36:20:PM |
| 358 | 7C1 | -- | -- | 0 - 8.00 | 1.17 | -- | -- | 2023/0103/06/340500--- ------ Digitally signed: Venugopal C Zonal Deputy Tahsildar 07/05/2023 08:44:01:AM |
| 358 | 7C2 | -- | -- | 0 - 2.50 | 0.36 | -- | -- | 2023/0103/06/340500--- --JOINT WELL--- Digitally signed: Venugopal C Zonal Deputy Tahsildar 07/05/2023 08:44:01:AM |
| 358 | 7C3 | -- | -- | 0 - 15.50 | 2.28 | -- | -- | 2023/0103/06/340500--- --கூட்டுகிணறு--- Digitally signed: Venugopal C Zonal Deputy Tahsildar 07/05/2023 08:44:01:AM |
| | | | | 0 - 45.69 | 6.61 | | | |

1 புத்தகம் 20 ஆவது திருத்தம் ஆவணம் 14 தாள்களைக் கொண்டது- 9 வது தாள்.

சார்பதிவாளர் கீழ்பென்னாத்தூர்

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **06/11/162/08845/140265** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-02-2025 அன்று 01:47:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

**Town and Country Planning Department**
No-27, Manalurpettai road, tiruvannamalai-606 601

(Road Pattern)

ROC No. 2V5DTZMJ/2025/TCP Date : 2/6/25 6:53 PM

To

TVL . SARAVANAN MURUGAN KESAVAN MUNIRATHINAM,
DOOR NO : 80 , KILPENNATHUR MADURA ,
Kilpennathur,
Tiruvannamalai,
Pin : 604 601.

Sir/ Madam,

Sub

Layout-DTCP - R.S. Nos : : 352/4A1A , 352/4A2 , 352/4B1A , 358/38 , 358/7C1 , 358/7C2 & 358/7C3 Of Kilpennathur Village/ Town Panchayat - Kilpennathur Taluk - Tiruvannamalai District and the Extent Of 0.45.69 Hectare ( 1.12 3/4 Acres ) - Layout Road Pattern approval reg.

Ref:
1.The layout proposal received through online vide reference dated : 06.01.2025 .
2.DTCP circular No. 24282/2005, LA2, dated : 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
5.DTCP Circular No.19799/2020/T , dated : 24/12/2020.
6.The District Collector, Tiruvannamalai , Prior Concurrence for wet Land Letter K. Dis . No: A3/2071292/2024, Dated : 23.12.2024.
7.The Executive Officer, Kilpennathur Town Panchayat, Letter, Dated : 15.05.2024.

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarked as roads in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:
1. Local body
2. TANGEDCO

.....1.புத்தகம் 20.25ம் வருடத்திய.5.1.ல்
ஆவணம்.14.தாள்களைக் கொண்டது.
.....10....வது தாள்.
சார்பதிவாளர்

Signature valid
District Town and Country Planning
Location: Tiruvannamalai
Date:2025.06.06 18:53:55

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.