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

Sub

TIRUPUR DISTRICT, TIRUPUR BLOCK, AVINASHI CIRCLE, KALIPALAYAM PANCHAYAT AND VILLAGE S.F NO 144/2B2 REGARDING OBTAINING TRCHNICAL APPROVAL FOR SUBDIVISION OF A PLOT OF 1.43 ACRES OF LAND AND ISSUANCE OF FINAL ORDER REGARDING PERMISSION FOR SUBDIVISION OF A RESIDENTIAL PLOT.

R. SIVASHANMUGAM S/O M. RANGASAMY

TIRUPUR DISTRICT, TIRUPUR PANCHAYAT UNION,AVINASHI CIRCLE SF.NO 144/2B2 LICENCE TO R.SHIVASAHANMUGAM TO CONSRUCT A RESIDENTIAL PLOT OF 1.43 ACRES AS MENTIONED IN THE ATTACHED MAP AT THE LOCATION OF KALIPALAYAM VILLAGE SEPERATELY FROM THE PANCHAYAT UNDER THE FOLLOWING CONDITIONS. A CONSIDERATION FEES OF 3% HAS BEEN PAID FOR THE PLOT AS FOLLOWS.IS PROVIDED.SALES THEREFORE VALUE AND FINALLY FEES ARE RECOGNIZED BY LOCAL AUTHORITIES.

LAYOUT APPROVAL FEES - 17000

LAYOUT INSPECTION FEES - 5000

TOTAL =22000

LAYOUT APPROVAL AND INSPECTION FEES PAID DATE 04/04/2024

OSRA FEES - 469080

OSRA PAID DATE FOR 6/2/2024

CENTAGE CHARGSE FEES 10500

CENTAGE CHARGES PAYMENT GENEATED DATE : 07/02/2024

CENTAGE CHARGES PAYMENT COMPLETED DATE: 08/02/2024

PLOT ROAD AREA : 1878.98 SQ.METER

AREA TO BE ALLOCATED TO LOCAL BODY : 28.12 SQUARE METER

AREA TO BE ALLOCATED TO TANGEDCO : 26.15

CONDITIONS :

THE OFFICE OF THE DEPUTY DIRCTOR OF URBAN DEVELOPMENT TIRUPUR ZONE ISSUED IN ACCORDANCE WITH THE PROCEEDING OF SWP/DTCP/

LAYOUT NO 38/2024 SHOULD BE DEFINED.

OFFICE OFTHE DEPTY DIRCTOR OF URBAN PLANNING TIRUPUR ZONE PLOT NO 38/2024 .ALL CONDITIONS OF THE PLOTS MENTIONED IN THE LETTER

SHOULD BE FOLLOWED AND IF ANY MISTAKE OR COMPLAINTS ABOUT THE CORRECTNESS OFTHE DOCUMENTS AND LEGAL ACTION WILL BE TAKEN.

INSPECTION ORDER AND CIRCULAR ORDERS SHOULD BE FOLLOWED. SURROUNDING WALLS SHOULD BE PROVIDED IN A SAFE MANNER AROUND THE

PLOT.

ROADS PUBLIC UTILITY PARK,POWER DISRTIBUTION ,GIVEN TO KALIPALAYAM PANCHAYAT SHOULD BE RENAMED AND SUB-DIVDED IN THE REVENUE DEPARTMENT

IN THE NAME OF THE PACHAYAT.

THE PANCHAYAT SHOULD BE COLLECT AND ESTABLISHMENT OF THE PLOT TOTHE TAR ROAD SUBMITED THE CERTIFICATE OF ENGINEER, PANCHAYAT COUNCIL

RESOLUTION SHOULD BE OBTAINED FOR ALL EVENTS OF THIS SUBDIVISION.

BASED ON ABOVE CONDITIONS 1.2.3. SUBDIVION PERMISSION AND FINAL ORDER IS ISSUED BY KALIPALAYAM PANCHAYAT.ALSO IF THERE IS A DEFICIENCY IN THE .

M.Suganya
தலைவர்
காளிபாளையம் ஊராட்சி

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.