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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2 Date: 5/9/24 9:08 AM

From:

Village Panchayat

Village Panchayat Office,Siruvangur Panchayat, Kallakurichi T.K, Kallakurichi district.

To :

Mr.S.Gouthamchand,
Mr.S.Arumugam,

Online Application Number: FBPBB191

Sir/ Madam,

Sub :

Residential Layout - Kallakurichi District – Kallakurichi Taluk – Kallakurichi Panchayat Union – Siruvangur panchayat and Village –
Comprised in Survey Number No. 252/1B2A, 252/1C1A with an extent of 8052.00 Sq.m or 1.98 Acre - Residential Layout
approval - Reg.

Ref :

1. Applicant's: Mr.S.Gouthamchand and Mr.S.Arumugam Online Application Form, Online Application Number :
FBPBB191/26530/2024, Dated:16.04.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 22.04.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/2045/2024 Dated:08.03.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr.S.Gouthamchand and Mr.S.Arumugam and Letter, Gift deed (Local Body& EB) document no:2020/2024
dated:24.04.2024.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, 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. OSRA Charges payment Request Letter and Centage Fee payment Request Letter, dated: 22.04.2024 & 03.05.2024.
15. Applicant's Mr.S.Gouthamchand and Mr.S.Arumugam OSRA Charges Payment Receipt and Centage Fee Payment
Receipt dated: 03.04.2024 (Already paid for earlier Single Window Portal Application:WC4D9YNV/23745/2024) &
03.05.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17. Approach Road Gift deed (Local Body) Document No:5313/2023, 5314/2023 and 5319/2023, dated.17.11.2023 and
Patta No:9700.

Body:

Sir/Madam,

With reference to the 1st Cited letter, applicants have requested for the approval of residential layout in Kallakurichi District,
Kallakurichi Taluk, Kallakurichi Panchayat Union, Siruvangur Panchayat & Village Comprised in Survey Nos. 252/1B2A and
252/1C1A which have an extent of 1.98 acre (or) 8052.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the
Assistant Director, District Town and Country Planning on 22.04.2024. Further the applicant has gift deed the road space
areas has been handed over to the concern local body on 24.04.2024 Hence, this residential layout has been approved
with below conditions.

Based on G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3, the applicants paind Rs.43500/- as scrutiny fee for each plot and inspection fees. And under rule 9 the applicants paid the 3% Market Land Value as Land conversation charges.

Based on the above mentioned references, approval is granted for the aforementioned Residential Layout stated in Reference 1.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2024.05.09 09:08:39

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.