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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025

Date: 6/11/25 12:28 PM

From:

Village Panchayat

Mathur

To :

Mr.M.Manikam,
D.No-680,Manmalai Road,
Kattukottai Mathur,
Kallakurichi District-606 207,

Online Application Number: ONNTZGBA

Sir/ Madam,

Sub :

Residential Layout-Office of the Kallakurichi District Town and Country Planning-Kallakurichi District-Chinnasalem Taluk -Kallakurichi Panchayat Union - Mathur Village & Panchayat-Comprised in Sürvey No.255/2A3 have an extent of 1.12 Acre (or) 4528.00 Sq.m-Technical clearance issued forwarded for further action-Reg.

Ref :

1. Applicant: Mr.M.Manikam, Online Application Number: ONNTZGBA/39947/2025, Dated: 25.01.2025.
2. District Town and country planning Office, Kallakurichi District Road pattem issued on dated: 29.01.2025.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.Mu.mu A1/55/2025 Dated: 07.01.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant: Mr.M.Manikam letter, Gift deed (Local Body &EB) document no:336/2025 and 338/2025, dated 06.02.2025
6. G.0.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.0.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.0.15, 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.

9.0.0.141, 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. Centage Fee & OSR Fee payment Request Letter, dated: 10.02.2025429.01.2025.
15. Applicant Mr.M.Manikam Centage Fee& OSR Fee Payment Receipt dated: 20.02.2025 & 08.02 2025
16. Circular from the Director of Town and Country Planning, Roc No. 4387/2019/TCP2, Dated: 14.08.2021.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Kallakurichi District, issued to Kallakurichi District, Kallakurichi Panchayat Union – Mathur Village/Panchayat, and Approving to an extent of 1.12 Acre or 4528.00 sq.m in the Land Bearing S.F.Nos:255/2A3 , 1 to 20 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is as signed as follows APPROVALNO:SWP/DTCP/KALLAKURICHI/LAYOUTNO: 19/2025 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission),Kallakurichi District,The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply

9. Construction of high voltage/low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Mathur Village Panchayat

Copy to:

1.Mr.M.Manikam,
No.680, Manmalai Road,
Kattukottai, Mathur,
Kallakurichi-606207

2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

3. The Sub-Registrar.
Vadakkanandal Registrar ,
Kallakurichi District.
Office.

4. The Assistant Director,
Survey Land Records,
Kallakurichi-606201.

5. The District Collector,
District Collectorate Office,
Kallakurichi District.

6. The Tahsildar,
Chinnasalem Taluk,
Kallakurichi District.

7. The Assistant Director,
Village panchayat.
Kallakurichi District,

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.06.11 12:28:34

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

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/tools

Services we run for you
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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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