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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: ROC No.01/2024. Date: 9/19/24 10:20 AM

From:

Village Panchayat

Veppambattu

To :

Tvl.Shankar S/O Venkatesan
No: 247, Theradi Street,
Nedungunam Village,
Tiruvannamalai District

Online Application Number: Q1I7XT89

Sir/ Madam,

Sub :

Residential Layout – Tiruvannamalai District / Peranamallur Taluk / Panchayat Union, Veppampattu Panchayat / Village – Comprised in Survey No's. 60/5A2, which have an extent of 0.26.30 Hectares (or) 0.65 Acres – Veppampattu gram panchayat Resolution passed and issuing Final Approval –Reg.

Ref :

1. LP/SWP/DTCP/TIRUVANNAMALAI/APPROVAL NO.294/2024 of Assistant Director of Town Planning Authority, Tiruvannamalai Dated.21.08.2024.

2. Applicant: Tvl.Shankar S/O Venkatesan Online Application Form, Online Application Number :Q1I7XT89 /2024/TVM, Dated: 15.07.2024 .

3. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

4. Veppampattu Gram Panchayat Resolution No : 135/2024. Dated: 18.09.2024.

Body:

Order:

In the Letter of Assistant Director of Town Planning Authority, Tiruvannamalai Cited in Ref : 1 above , The Plot Nos.1 to 12 of situated in the land comprised in Survey No's. 60/5A2,

which have an extent of 0.26.30 Hectares (or) 0.65 Acres Layout Approval Issued.

In the Letter in Ref : 2 above, Tvl.Shankar S/O Venkatesan, belonging to No: 247, Theradi Street, Nedungunam, Tiruvannamalai District has sought to give the final approval for 1 to 12 Plots located in Veppampattu village panchayat.

In the Letter in Ref : 3 A sum of Rs.3945/- as Scrutiny Fees for the Layout formed in non - plan area/plan area , Rs.13000/- towards the individual Plot , has been paid through online. Therefore as the Resolution is passed in the Veppampattu Village Panchayat Council for issuing Final Approval for the Plot No.1 to 12 plot. Veppampattu Village Panchayat issues the final approval for selling the above mentioned plots by the Land Developer by registering in the document in the Registration office, subject to the following conditions.

Conditions:-

1. Alteration of plot sizes, and further subdivision of plots contrary to the mapapproved by the town and Tiruvannamalai country planning department shall not be done.

2. The approved Layout plan and Other documents related to housing plots should be shown to the Veppampattu Executive Officer/ Veppampattu Village President on demand.

3. NO encroachment shall be made on allotted the government /Village panchayat public places and street.

4. G.o No :255 Department of Rural Development level (C2) - Dated : 18.8.1997. Individuals buy the residentail plots of land must obtain approval from the Veppampattu gram Pachayat for building plan approval a new house on their plots.

Copy: Assistant Director of Rural Development (Panchayaths), Cheyyar District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.09.19 10:20:34

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

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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