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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 11/14/24 8:24 PM

From:

Village Panchayat

Achankulam

To :

Thiru.E.Kanagaraj
No.53/4, Kumaragiri Ilampuvanam,
Ettayapuram,
Thootukudi.

Online Application Number: I40P9H5A

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Kayathar Taluk – Kayathar Panchyat union – Achankulam Panchayat – Achankulam Village – S.F.No. 86/1B, 86/5A1 - Site Extent of 1.96 Acres or 7940.00 Sq.m. - Layout Approval issued - Regarding.

Ref :

1) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of I40P9H5A/ THOOTHUKUDI/ 2024/TCP dated 10.10.2024
2) Achankulam Panchayat and Achankulam Village permission date 14.11.2024
3) Related documents

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi Survey No. S.F.No.86/1B, 86/5A1, Achankulam Panchayat and Achankulam Village Approval has been granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.163/2024 For 43 plots situated at Survey no. 86/1B, 86/5A1with an area of 7940.00 Sq.m (1.96Acres). Achankulam Panchayat and Achankulam Village permission, the final approval has given.
The Achankulam Panchayat and Achankulam Village has given the Final Approval with the following conditions:
1) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.
2) In case of building construction in this plot, proper building license/permission should be

obtained separately from the panchayat and Village on payment of appropriate fees
3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.
4) If any loss of amount will be mentioned in audit para. The applicant must be paid the amount as per instruction.
5) This order is not applicable if the applicant has attached false documents.
6) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) Government Ordinance No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.
8) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of I40P9H5A/ THOOTHUKUDI/ 2024 /TCP dated 10.10.2024. Must be followed,
9) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.
10) This order does not apply to public places and roads where there is an encroachment.
11) The applicant was full responsibility maintain the BT Road, Drain and Pipeline for 5 years from the date of handing over at their own cost.
12) Other basic amenities work will be carried out by the panchayat and Village only after sufficient residences are constructed as per government norms in that area.
13) Streetlights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.
14) The Survey No. 86/1B, 86/5A1- 1 to 43 plots are attached to Achankulam Panchayat and Achankulam Village.

Village

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

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The LandLens suite
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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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