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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: 04/2024/A1

Date: 3/7/24 3:22 PM

From:

Executive officer

17C, Theppakulam Street, Ettayapuram.

To :

Tmt S.Maheswari and Tmt.S.Kalaiselvi,
No 1/83, South Street,
Appaneri, Kovilpatti,
Thoothukkudi - 628502

Online Application Number: 312I8LJE

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Ettayapuram Taluk– Ettayapuram Town Panchayat– Ettayapuram Village – S.F.No. 96/1B, 96/2A, 98/4B - Site Extent of 2.41 Acres or 9744.00 Sq.m – Layout Approval issued - Regarding.

Ref :

1) Deputy Director of Tuticorin District Urban Development Office's letter NO. Subject to the conditions of 312I8LJE/ THOOTHUKUDI/ 2023 /TCP dated 24.10.2023
2) Ettayapuram Town Panchayat Council pre permission date 07.03.2024
3) Related documents.

Body:

According to the letter of Deputy Director (P) of Thoothukudi District Urban Development Survey no.

96/1B, 96/2A, 98/4B Ettayapuram Town Panchayat Approval has been granted vide

SWP/DTCP/THOOTHUKUDI/LAYOUT No.100/2023 for 45 plots situated at Survey no. 96/1B, 96/2A,

98/4B with an area of 9744 Sq.m (2.41 Acres).

Ettayapuram Town Panchayat Council pre permission, the final approval has given.

The Ettayapuram Town Panchayat has given the Final Approval with the following conditions.

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 town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

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) Deputy Director of Tuticorin District Urban Development Office's letter NO. Subject to the conditions of 312I8LJE/ THOOTHUKUDI/ 2023 /TCP dated 25.10.2023 . 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 Pipe Line for 5 years from the date of handing over at their own cost.

12) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.

13) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

14) The Survey No. 96/1B, 96/2A, 98/4B – 1 to 45 plots are attached to Ward No.3 East Car Street in Ettayapuram Town Panchayat.

Copy to

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2024.03.07 15:22:09

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

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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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