Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 34261/2024/SWP-FYH46NXU/2024/TCP

Date: 12/4/24 1:28 PM

From:

Village Panchayat

Karungalakudi (PO) Melur taluk 625 101

To :

Mr. R.Shunmugam & Two Others,
No.10/300, Rajaji Nagar, Melur,
Madurai-625101.

Online Application Number: FYH46NXU

Sir/ Madam,

Sub :

Residential Layout– Assistant Director of Town and country planning, Madurai District – Melur Taluk - Kottampatti Panchayat
Union – Karungalagudi Panchayat /Village - S.F.Nos.550/1C2A1A & 550/24A1 at 1.98 Acre (8026.00 Sqm)

Ref :

District Town and country planning Office, Madurai District Letter No. 34261/2024/SWP-FYH46NXU/2024/TCP. (Road pattern
issued on
dated: 10.10.2024)
Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

Body:

Applicant has requested for the Revised approval of residential of layout in, Madurai District– Melur Taluk -Kottampatti Panchayat Union –Karungalagudi Panchayat /Village - S.F.Nos.550/1C2A1A & 550/24A1 at 1.98 Acre
(8026.00 Sqm)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout

has been issued by
the directorate on 10.10.2024.
Further the Applicant. Mr.R.Shunmugam & Two Others, has gift deed the road, road splay and park areas has been handed over
to the Local
body and Road Gift deed document no.2880/2024 dated: 17.10.2024and TANGENDCO Gift deed document no. 2879/2024
dated: 17.10.2024.
Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(Madurai District No. 94/2024
and enclosed
with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
i. Total No of Plots Given - 48
ii. Local Body Space – 32.51 Sq.m ((1.33%)
iii. TANGEDCO Space –34.29 Sq.m (1.41%)
iv. Layout Road Area - 2427.08 Sq.m
v. OSR Space - As per Case - V, Guideline value for the extent of 560.0 Sq.m had been paid by applicant through online

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

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.