Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: AH6T4W8I/2024/TCP

Date: 6/15/24 8:29 PM

From:

Village Panchayat

THERKKU PAPPANKULAM

To :

1.Tmt.H.Sithi Kathija Begum(Owner) and Thiru. C.Acquib Javid (POA),
6/1, Madavilagam Street, Kallidaikurichi , Ambasamudram,Tirunelveli – 627 416.
2.Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005.

Online Application Number: AH6T4W8I

Sir/ Madam,

Sub :

Ambasamudram Union - South Pappankulam
Survey numbers 75/2, 75/3 75/4 75/5b in Panchayat Survey No. 77/1 Granting approval for proposed residential plot measuring 5 acres 63 cents (22810 sq.m)--Regarding.

Ref :

1. Petition of Mrs. H. Sithi Kathija Begum
2. Joint Director/Assistant Director District Urban Urban Development His Office Letter No: AH6T4W8I/2024/TCP Date:14.03.2024
3. Panchayat Council Resolution No:32 Dated: 14/06/2024

Body:

Order:

Joint Director/Asst. for a residential plot consisting of one hundred and twenty plots (120) situated on 5 acres 63 cents (22810 sq.m) in survey no. Director District Urban Development Office Tirunelveli Plot Section No.L.P/TVLD No:SWP/18/2024 Technical approval has been given with the conditions mentioned below.

This plot is spread over an area of 22810 sq. mtrs. 120 plots have been allocated in this.

The charges have been paid by the plot owner as detailed under this plot. 1,20,000/- has been paid at the rate of Rs.1000/- for 120 plots to South Papankulam Panchayat. Also, a total of 45620/- has been paid for 22810 square meters at the rate of Rs.2/- per square meter as development Charges. the amount of 2,15,452/- Rupees paid as land conversion charges 3% - from the total market value has been paid to Indian Bank South Papankulam VP-230520 Account No: 7389380012 as on 14.06.2024.

Hence final approval is given for this residential plot subject to the following conditions

1. Joint Director / Deputy Director / Assistant Director Approval No. L.P/TVLD No:SWP/18/2024 dated 14.03.2024 mentioned conditions and special conditions should be followed.
2. If any difference is known to be due default to payment of plot fee, the same shall be paid.
3. The court case is dependent on the petitioner if there is any other limitation.
4. It is also stated that in case the drain water flows into the land, the responsibility of removing it is not the responsibility of the concerned petitioner.

The President,
Village panchayat,
Therkku Papankulam.

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.