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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: 01/2024-2025 Date: 10/2/24 8:03 PM

From:

Village Panchayat

Panchayat Board officeSiruvachur panchayat, Perambalur (TK) & (Dist)., Pin: 621113

To :

Thiru. M.Ponnusamy and Palaniyandi,
S/o.Muthusamy,
No.17/91A, Nadu theru,
Thuraimangalam village,
Perambalur Taluk, and District.

Online Application Number: WYNUZ8T9

Sir/ Madam,

Sub :

Residential Layout -Perambalur District - Perambalur taluk - Perambalur Union - Siruvachur village panchayat comprised in S.F.Nos. 397/1A, 1B, 1C1A, 1D, 1E, 8 of 3.59 Acres (or) 14550.00 sq.m - Technical Clearance issued .

Ref :

1.Applicant Thiru. M.Ponnusamy and Palaniyandi, Perambalur letter ni. WYNUZ8T9/31066/2024 Date : 23.07.2024.
2. District Town and Country Planning Office, Perambalur letter no. 597/2024- PD (Road Pattern issued on dated :07.08.2024.
3. Joint Director Agriculture department, Peramabalur , Letter No. E4/5146/2024, Date :24.07.2024.
4.Applicant Thiru. M.Ponnusamy and Palaniyandi, Perambalur , Dated :16.08.2024. (Gift Deed No. 6538/2024, Dated.13.08.2024).

Body:

With reference to the 1st cited Letter, applicant has required for the approval of residential layout Perambalur District, Perambalur Taluk, Perambalur Union - Siruvachur village panchayat comprised in S.F.Nos. 397/1A, 1B, 1C1A, 1D, 1E, 8 of 3.59 Acres (or) 14550.00 sq.m applied to District Town and Country Planning Office, Perambalur For Concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential layout has been issued by district officer on 07.08.2024. further the Applicant Thiru. M.Ponnusamy

and Palaniyandi, has gift deeded the road, road splay and park areas has been handed over to the The President, Siruvachur village on 13.08.2024 Hence, the Proposed the proposed Residential layout has been approved and Park approval no. is LA/DTCP(PD).No.47/2024.

Siruvachur Village - Comprised in S.F.Nos. 397/1A, 1B, 1C1A, 1D, 1E, 8 of 3.59 Acres (or) 14550.00 sq.m -Total 1-71 Housing Plots approved for above the actions.
District Town And country Planning Office Approved Total Plots 71 Local Body Demand for Approval and Inspection Fees Paid for Rs. 86000/- (Eighty Six Thousand Only).
in the continuation, with reference to 2nd cited letter, road pattern for Residential layout has been issued by the district officer .
Layout Local body demand and inspection fees paid - Rs . 86000/-, Date: 30.09.2024.
In case in this layout approval Documents any liable are not valid the approval letter .

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2024.10.02 20:03:56

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

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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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