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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

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 02/05/2025

Applicant Name : S SARAVANAKUMAR

Application No : WLT6QRK1

Fees Type : Demand Fees

Receipt Number :

Transaction ID : ffb87a58-d765-4f8b-bcba-b1f87c2417cc

Purpose

S.No	Description	Amount
1	Layout Approval Fees	51000.00
2	Layout Inspection Fees	2000.00

Total Amount : 53000

Amount In Words : Rupees Fifty Three Thousand Only

With Regards,
DTCP

Layout Application - Final Approval Letter

Roc No: ROC No:296/2021/T1

Date: 5/13/25 5:42 PM

From:

Village Panchayat

Ayyapatti Village Panchayat Office, Kottampatti Block, Ayyapatti(PO).Melur Taluk. 625103

To :

Mr.S.Saravankumar,
Door.No.34, TNAU Nagar, Rajakambeeram, Madurai-625017

Online Application Number: WLT6QRK1

Sir/ Madam,

Sub :

Madurai District - Melur Taluk - Kottampatti Union - Ayyapatti Village Panchayat - Ayyapatti Village Layout Approval - Final Approval for the plot area of 2.33 acres (9462.00sq.m) Survey No. 272/4B, 10, 11, 12B, 273/4B1B, 5B2A, 5C2 Layout final issued – Regarding

Ref :

Town and Country planning Deprtment (Planning Permission) Roc.No:2025/SWP-WLT6QRK1/2025/TCP Dated: 03.04.2025

Body:

Madurai District, Melur Taluk, Kottampatti Union, Ayyapatti Village Panchayat, Ayyapatti village Survey No. 272/4B, 10, 11, 12B, 273/4B1B, 5B2A, 5C2 Plot area 9462.00sq.m (2.33acres) is Ordered to give final Approval for plots 1 to 51. All the Plots are Subject to Conditions final apporval.

Terms and conditions:

1.All the roads of the subdivision shall be taken up for the development of the relevant local body as per the local body laws in the principle subdivision approval map. Furthermore, The local body shall take over the road section shown as the access road from the public road to the land where the applicant's

subdivisions are located.
2. The allotment areas, plot map and donation bond copies along with the OSR of the plot map will be sent to the concerned Taluk authorities and appropriate entries will be made in the revenue department records with the subdivision.
3. This approval is applicable only to specific plots, separate application for building plan permission and borewell construction permission should be made and the appropriate fee paid.
4. No changes should be made to the plot plan approved by the Local Planning authority without the permission of this office.
5. The Town and country Planning Department does not confirm the land Title in the name of the applicant by giving in-principle approval. If any other individual claims the right, the Town Planning Department is not the appropriate body to decide this, nor is the Panchayat or Panchayat Union.
6. No encroachment should be made on the park (OSR) allotment areas. The OSR area should be fenced and a notice board should be erected stating that it is the land belonging to the Panchayat.
7. A tree sapling should be planted every 10 feet on both sides of all roads handed over to the Panchayat and a fence (tree guard) should be erected
8. No buildings should be erected on the road or on the side.
9. It is the responsibility of the plot owner to maintain the quality of the plots sold throughout the plots.
10. Building limits: 1.5m space should be provided for roads less than 9.0m wide. 1.5m x 1.5m space should be provided for roads between 7.0m and 9.0m wide
11. Fit LED Lights must fix led lights in the Road in every 30 Mt Distance
12. Must to Provide , Drainage in both sides of the Road

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2025.05.13 17:42:07

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.