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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 306/2023

Date: 3/19/24 12:09 PM

From:

Executive officer

13-7-27,Aranmanaikarar Street,Vadipatti,Vadipatti(Tk),Madurai (Dt),625218

To :

Thiru.Balaramraj
1/4, Chokkalinga nagar 4 th street,
Kooda nagar,
Madurai

Online Application Number: 7X09EEW4

Sir/ Madam,

Sub :

Madurai District – Vadipatti Town panchayat – thathampatti Village Survey No.34/2B4, 2D2, 3A, 3B, 3C,3D,3E,3F,34/4,37/1A1A for residential plot measuring 4.75 acres (19236.00 sq.m.) Madurai Town and country planning Technical clearance granted by Urban Development Department - Issuance of final approval – regarding

Ref :

1) Assistant Director of Town and country planning . Madurai letter No.5182/2022/SWP-7X09EEW4/2023/TCP.Dated 21.07.2023
2)Director of Town and country planning Map .(Madurai District).No.51/2023 (Website Approval)
3)Mr. Balaramraj, 1/4, Chokkalinganagar 4th Street,
Goodal Nagar,
Madurai.
4) Website letter No. 306/2023, dated 03.08.2023
5) Letter No. 47-1/2023 of Deputy Registrar, Vadipatti.
Dated 21.08.2023.
6) Junior Engineer of Vadipatti town panchayat Estimate.

Body:

Madurai District – Vadipatti Townpanchayat – Thathampatti Village Survey No.34/2B4,2D2, 3A,3B, 3C,3D,3E,3F,34/4,37/1A1A, Madurai for residential plot measuring 4.75 acres (19236.00 sq.m.) Assistant Director .Town and country planning letter No.5182/2022/SWP- 7X09EEW4/2023/TCP.Dated.21.07.2023 M.W.M.N.U.A.(Madurai District).No.51 /2023 (website approval) has been accessed by this authority through the website.
Thathampatti Village Survey No.34/2B4,2D2,3A,3B,3C,3D,3E,3F,
34/4,37/1A1A, Vadipatti Thasildhar letter No.6776/M2/2023 dated 25.09.2023 has received no objection certificate.
1. No government alienated land has been added.
2. In any sector under Section No.4(1) of the above Land Acquisition Act, 1984
No notification has been made and nothing in the land acquisition list has been received for consideration.
3. As per Land Reforms Act 1961 the above land is not affected.
4. The above land is not affected as per Urban Land Limitation Act 1961.
5. The above land is not affected by flood.
6. There is no government tax on the above land
7. No encroachment of government alienated land

Vadipatti Townpanchayat Present Executive Officer to Vadipatti Deputy Registrar Document No.1716/2023 dated 10-07-2023 1312 sq.m.Registered and Granted. Present Acting Officer to Vadipatti Registrar Document No. 1537/2023, Dated. As per 20-06-2023, 6276 sq.m of road and 70.80 sq.m of land has been registered and issued for local government use.

In the name of Executive Officer Vadipatti Townpanchayt by Revenue Department
Sub-division and Patta No.2653 Survey No. 34/2A2,34/2B4A1,34-2D2A,34/3A1,34/3B1,34/3C1,34/3C2,34/3D2A,34/3D3,34/3E1,34/3E2,34/3E3,34/3F1,34/4A,34/4J has been renamed as Public Use and Road. The roads in the plot are paved and its photo is attached herewith
3% Amount Rs.2,50,000/- 0217- Urban Development 60 Other Urban Development Scheme 80 Other Receipts – AS Receipts under land use conversion charges 27 Non Taxation fees – 09 (DPC 0217 60 800 AS 22709)NO.20231216000049
This title has been paid as per Ifhrms Challan Number .20231212000488 dated 12.12.2023,

Basic facilities are drinking water pipeline, bridge, storm water drainage. An estimate has been obtained by the junior engineer for the installation of street lights and the assessment amount deposit and survey fee of Rs.28,20,000/- has been paid by the petitioner through bank transaction.

1) All streets and roads have been paved as per Urban Planning Technical Approval. Since the tar road is laid by the land owner, it has to be maintained for a period of 5 years. If the road is damaged, the land owner has to do the maintenance work at his own cost.
2. As per G.O M.s. No. 172, Housing and Urban Development dated. 13.10.2017, All the layout road and open space reservation area in the layout as shown in the layout frame work shall be deemed to have been vested with the concerned local authority.
3. Plots should be registered in such a way that the land left for public open space, parks and roads is not affected while selling plots.
4. If there are high tension power lines in this plot, they should be changed according to the road direction.
5. Saplings should be planted and maintained at a distance of 10 feet on both sides of the road.
6. The plots in the local plan map shall not be altered without the permission of this authority.

Assistant Director of Town and country planning letter No. 5182/2022/SWP- 7X09EEW4/2023/TCP. Date.21.07.2023 M.W.M.U.A (Madurai District). No.51/2023 (website approval) situated in Thathampatti Village Survey No.34/2B4,2D2, 3A,3B, 3C,3D,3E,3F,34/4,37/1A1A with an area of 4.75 acres (19236.00 sq.m.) The order is hereby issued giving final approval only to 102 plots located in the residential subdivision.

Executive officer

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.