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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 354/2024 Date: 5/18/24 4:00 PM

From:

Executive officer

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

To :

R.Sethuvalavan,
2/69, Nadu street,
pudukkottai.622412

Online Application Number: 6WNFBDCM

Sir/ Madam,

Sub :

Madurai District – Vadipatti Townpanchayat – Technical approval granted by Madurai Town and country planning Department for a residential plot with an area of 2.45 acres (9913.00 sq.m.) in thathampatti Village Survey No.41/1A2, 41/2A2, and 42/2A2 – Issuance of Final Approval – REG

Ref :

1) Assistant Director of Town and country planning Department's letter No.14528/2023/SWP-6WNFBDCM/2023/TCP.
Dated 27.11.2023
2) M.V.M.N.U.A.(Madurai District).No.81/2023 (Website Approval)
3) Mr. R. Sethuvalavan, 2/89, Nadutheru, Puthukkottai
5) Letter No. 57/2024 of Deputy Registrar, Vadipatti
Dated 21.02.2024.
6) Estimate Report of Vadipatti Town panchayat Junior Engineer

Body:

Madurai District – Vadipatti Municipality – thathampatti Village Survey No. 41/1A2, 41/2A2, and 42/2A2 for a residential plot measuring 2.45 acres (9913.00 sq.m.) from Assistant Director Madurai Town and country planning Department letter no. . 14528/2023/SWP-

6WNFBDCM/2023 /TCP. (Madurai District).No. 81/2023 (web approval) has been received by this Authority through the website. Pursuant to Rule 47(6) of Ordinance No. 18 N.T.(M)V.(N.P.) Department dated 4.02.2019 Director Town and country planning Department, Chennai vide their circular No.K.4367/2019 PA2 dated As per 5.2.2020, the assessee has paid Rs.86775/- for the park allotment area.

Registered and Granted. Present Town panchayat Executive Officer to Vadipatti Registrar Document No. 3008/2023, Dated. As on 20-11-2023, 3485.18 Sqm of road and 33.50 Sqm of land for local use have been registered and deed issued.

In the name of Executive Officer Vadipatti Townpanchayat by Revenue Department
SUBDIVISION No. 2843 Survey No.41/16, 41/26, 41/36, 41/46, 41/54, 41/59, 41/6, 41/64, 41/69, 41/74,42/11,42/ 2A2B,42/3,42/7 Patta No.2873 Survey No.42/15 and Patta No.2880 Survey No.42/22 have been renamed as Public Use and Road. The roads in the plot are paved and its photo is attached herewith

3% Amount .36,750/- 0217- Urban Development 60 Other Urban Development
Scheme 800 Other Receipts – AS Receipts under land use conversion charges 27
Non Taxation fees – 09 (DPC 0217 60 800 AS 22709 )NO.20240305003884 has been paid by the petitioner to the appropriate head and the receipt is enclosed.
Electricity Board has been assessed for erecting street lights, electric poles and assessment amount Rs.1,23,650/- has been paid to the petitioner as per Receipt No.PGNSB117592148 dated 13.03.2024
Basic facilities are drinking water pipeline, rain 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.18,52,000/- has been paid by the petitioner through bank transaction.
conditions
1) All streets and roads are paved as per technical approval of Town Planning. 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 carry out the maintenance work at his own expense.
2. As per G.O M.s. No. 172, Town and Country planning Development dated. 13.10.2017, All thelayout 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 Town and country planning letter No. 14528/2023/SWP- 6WNFBDCM/2023/TCP M.W.M.U.A (Madurai District). No.81/2023 (website approval) in thathampatti Village Survey No.41/1A2, 41/2A2, and 42/2A2, an area of 2.45 acres (9913.00 sq.m.) situated at Vadipatti.The order is hereby issued giving final approval to only 57 plots located in the residential subdivision.

Executive officer

Signature valid

*Signed by: Executive Officer*
*Location:Madurai*
*Date:2024.05.18 16:00:21*

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

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# 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.