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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 9/4/24 12:29 PM

From:

Village Panchayat

Valajanagaram

To :

Kalaiselvi R
No.6/2350, Vignesh Nagar,Thiruvallur Avenue, No.1 Tollgate, Pichandavarkovil, Mannachanallur,Pitchandarkovil,Manachanallur,Tiruchirappalli,621216

Online Application Number: 72J40ETX

Sir/ Madam,

Sub :

Proposed Residential Layout - District Town and Country Planning office - Ariyalur District - Formation of a residential layout to an extent of
0.50 Acres (2025.00 sq.m) in the Land Bearing of S.No.67/1B1B – Kayarlapath Village, Valajanagaram Panchayat - Ariyalur
Panchayat Union / Taluk, Ariyalur District – Final Approval – Regarding

Ref :

1. Online Application No.72J40ETX, Thirumathy.R.Kalaiselvi through online Dated:04.04.2024.
2. District Town and Country Planning Office, Ariyalur District Road Pattern issued through online dated.06.08.2024.
3.Thirumathy.R.Kalaiselvi, document received through online Dated: 29.07.2024.
(Gift deed document No.1974/2024,& 1975/2024 dt:19.06.2024).
4.Demand requested through online, Dated: 29.08.2024
5.Payment received through online, Dated: 29.08.2024
6.3% of market value of land as land use conversion charges paid through online 30-08-2024

Body:

Ariyalur District -Ariyalur Taluk– Kayarlapath Village- Valajanagaram Panchayat - Ariyalur Panchayat Union / Taluk, Ariyalur District , Formation of a residential layout to an extent of 0.50 Acres (2025.00 sq.m) in the Land Bearing of S.No.67/1B1B –For Final Approval order

issued

It is hereby ordered that the final approval by the local body for the new Resdential Layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.

conditions:

1. Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office,
Ariyalur District numbered as SWP/AD.DTCP/Ariyalur District - LAYOUT No.16/2024 and Final Approval ROC NO 02/2024-2025.
2. No alteration shall be made to road dimensions, road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Ariyalur District.
3.The approval number reference should be advertised through a notice board at the Resdential layout location
4. Plots other than plots selected for public purposes in this section should be used only for construction of residential houses.
5. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

As per TNCDBR-2019 the following fee and charges are collected as follows:
The fees/charges collected from the applicant by DTCP and Local body are as follows:
Scrutiny Fees : Rs.3,038/- Date – 04.04.2024
Centage Charges : Rs.3,000/- Date – 25.06.2024
Armed Forces Flag Day Fund : Rs.10,000/- Date – 08.08.2024
Development Charges : Rs.3,200/- Date – 08.08.2024
OSR Charges : Rs.29,147/- Date – 07.08.2024
Layout fees and inspection fees 11000/- Remitted through Online on 29.8.2024
3% of market value of land as land use conversion charges 8750/- paid through online 30-08-2024

The Prisident,

Valajanagaram Panchayat,

Ariyalur District.
Copy to,
1. Sub Registar, Ariyalur
2.Thasildar, Ariyalur
3.Block Development Officer, Ariyalur Panchayt Union

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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