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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: 08/2024/Ayyampalayam Vp / Resolution No : 33

Date: 8/5/24 2:59 PM

From:

Village Panchayat

Ayyampalayam

To :

SAWARIYA DEVELOPERS

Online Application Number: SN1PKUB1

Sir/ Madam,

Sub :

1.Applicants M/s . SAWARIYA DEVELOPERS Letter, Dated: 01.07.2024.
2.District Town and country planning Office, Tiruvannamalai District Letter No. SN1PKUB1/2024 . (Road pattern issued on dated:13.07.2024).
3.Joint Director Agriculture department, Letter No. A2/4746/2023, Dated: 29.06.2024.
4.Circular from the Director of Town and Country Planning, Roc. No: 19799 / 2020, Dated: 24.12.2020.
5.Applicants M/s . SAWARIYA DEVELOPERS Letter, Dated: 19.07.2024 .(Gift deed document No: 10499/2024 , dated:19.07.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16, Department of Municipal
Administration and Water Supply, dated:31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14.Demand payment Request Letter, Dated: 13.07.2024 & 23.07.2024 . (requiring payment of Centage Fee, Display Board Fee,
OSR Guideline Value Fee and Flag Day Fund).

15.Applicants M/s . SAWARIYA DEVELOPERS Letter, Dated: 23.07.2024 & 24.07.2024 .(Payment of Centage Fee, Display
Board Fee, OSR Guideline Value Fee and Flag Day Fund).

Ref :

District Town and country planning Office, Tiruvannamalai District Letter No. SN1PKUB1/2024 Road pattern issued on dated : 13.07.2024

Body:

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 13.07.2024 . Further the applicant M/s . SAWARIYA DEVELOPERS has gift deed the road, road splay and park areas has been handed over to the local body on 19.07.2024 . Hence, this residential layout has been approved with below conditions

Our application for layout approval has been scrutinized, and permission is granted for PATTA NO - 4576 and as well as Survey No : 74/1A1B2 of Ayyampalayam Village Panchayat , Tiruvannamalai District . The layout is approved , and the applicant ROC NO : SN1PKUB1/2024/TCP
has been issued with SWP/DTCP/TIRUVANNAMALAI/LAYOUT NO: 259/ 2024 .

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

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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.