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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: 53/2024 Date: 9/13/24 1:21 PM

From:

Village Panchayat

ASHESHAM

To :

Mr.V.Srinivasan
No.8.Venkateswara Street,
Balaji Nagar Extension, Anakaputhur,
Tambaram,
Chennai

Online Application Number: BE9F6JWD

Sir/ Madam,

Sub :

Residential Layout – Ashesam Panchayat Office – Thiruvarur District – Mannargudi Taluk - Mannargudi Panchayat Union - Ashesam Panchayat , Ashesam Village, S.F.No.232/7A1 in an area of 9555.00 sq.m (2.36 acres) and the approval of the Panchayat for the new Residential Layout (Varadharajan Nagar Extension-1) which has received technical approval from the Assistant Director, District Town and Country Planning Office, Thiruvarur District. – Reg.

Ref :

1. 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.
2. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
3. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
4. District Town and country planning Office, Thiruvarur District Letter No. 30317/2024/TVR/2024/TCP . Dated: 12/09/2024
5. Gift Deed Documents for The President, Ashesam Panchayat Gift Deed Document No. 4800/2024 , 4801/2024 Dated:11.09.2024
6. Demand payment Request Letter, Dated: 13.09.2024 (requiring payment of Layout Fee and Inspection Fee, Conversion Charges)
7. Applicant Mrs. Tmt.V.Saroja,Letter, Dated: 13.09.2024 Payment of Layout Fee and Inspection Fee, Conversion Charges)
8. Ashesam Panchayat Resolution No:53/2024 Date.13.09.2024

Body:

" Varadharajan Nagar Extension-1" situated on S.F.No. 232/7A1 in thiruvarur District, Mannargudi Taluk, Mannargudi Panchayat Union, Ashesam Panchayat, Ashesam Village – Varadharajan Nagar as per the Ordinances 1 to 3 and as per the processes mentioned in View-4. - Technical clearance issued has been given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:60/2024 for the Residential Layout named

Road, Road splay, Public Purpose Area and EB Public Area has been handed over deeded by Ashesam Panchayat as seen in view-5 and then other than the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in view-6 and a copy of it has been received by the panchayat council.

It is hereby ordered that the final approval of 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 LP/ DTCP (TVR)/SWP No:60/2024
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, Thiruvarur 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.

As per TNCDBR-2019 the following fee and charges are collected as follows:
• Scrutiny Fees – Rs. 14325/- Remitted through Online. .
• Centage Charges – Rs. 14100/- Remitted through Online.
• OSR Charges – Rs. 46169/- Remitted through Online.
• Development Charges – Rs. 9555/- Remitted through Online.
• Flag Day Fund DD – Rs.5000/- Remitted through Online on 11.09.2024
• Display Board Charge – Rs.1500/-
• Conversion Charges – Rs.17715/-
• Layout Approved Fee per plot 1000 X 43 – Rs.43000/-
• Inspection Fees – Rs.5000/-

The Prisident
Ashesam Panchayat
Thiruvarur District.

Copy to.
1. The Assistant Director,
Department of Land Survey and Records,
Thiruvarur District.
2. The Tahisldar
Mannargudi Taluk,
Thiruvarur District.
3. The Sub-Registrar,
Mannargudi Sub-Registrar Office,
Thiruvarur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2024.09.13 13:21:41

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.