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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2024-2025 Date: 3/12/25 9:05 AM

From:

Village Panchayat

Valajanagaram

To :

VENKATESAN AND RAJKUMAR S
DOOR NO.83,AZHAPPA NAGAR,
ARIYALUR,Ariyalur,Ariyalur,Ariyalur,621704

Online Application Number: 0DJC0CIY

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Ariyalur District
Formation of a Residential layout to an extent of 0.76 Acre (3100.00Sq.m) in the Land Bearing of S.No.111/8F,8G, Valajanagaram Village, Valajanagaram Panchayat,Ariyalur Panchayat Union,AriyalurTaluk, Ariyalur District – Technical Approval issued by DTCP–Final Approval-Local bodies - Regarding

Ref :

1 Online Application No.0DJC0CIY/2025, Thiru.Venkatesan and Rajkumar, Through online Dated: 02.01.2025.
2 District Town and Country Planning Office, Ariyalur District Road Pattern issued AD(i/c) through online dated.09.01.2025.
3.Thiru.Venkatesan and Rajkumar ,Document received through online Dated: 21.01.2025.(Gift deed document No.87/2025,& 88/2025 dt:20.01.2025
4.Demand requested through online, Dated: 08/03/2025
5. Payment received through online, Dated: 09/03/2025

Body:

Proceedings For Residential Layout - District Town and Country Planning office Ariyalur District Formation of a Residential layout to an extent of 0.76 Acre (3100.00Sq.m) in the Land Bearing of S.No.111/8F,8G, Valajanagaram Village, Valajanagaram Panchayat,Ariyalur

Panchayat Union, Ariyalur Taluk, Ariyalur District – Technical Approval issued by DTCP–Final order issued,

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 SWP/AD.DTCP/Ariyalur District - LAYOUT No.01 /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 Residential 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 ORDER issued from Town and Country Planning (Planning Permission) the following fee and charges are collected for Non planning Area as follows:
1. Layout fees and inspection fees 154460/- Remitted through Online on 09-03-2025
2. 3% Land use conversion charges 10300/- E-challan ; Date 07-03-2025

The Special Officer,

Valajanagaram Panchayat,

Ariyalur Union and District.

Copy to,
1. Sub Registrar, Ariyalur.
2.Thasildar, Ariyalur.
3.panchayat office valajanagaram,
Ariyalur Panchayt union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2025.03.12 09:05:29

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.