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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 11/9/24 5:07 PM

From:

Village Panchayat

Villangudi

To :

VELMURUGAN AND MUJIIBURRAHAMAN
No.22A, Vandiyur Street,
Karadikulam,
Jayamkondam,
Udaiyarpalayam Taluk,
Ariyalur-621802

Online Application Number: DZWRPREZ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office - Ariyalur District - Formation of a residential layout to an extent of 1.985 Acres (8040.00 sq.m) in the Land Bearing of S.No.102/4B1D,102/5A3 – Vilangudi Village / Panchayat - Ariyalur Panchayat Union / Taluk - Ariyalur District panchayat final order issued .

Ref :

1. Online Application No. DZWRPREZ, Thiru.K.S.Velmurugan and Mujiburrahaman through online Dated:18.08.2024.
2.District Town and Country Planning Office, Ariyalur District Road Pattern issued through online dated.21.08.2024.
3.Joint Director Agriculture department, Ariyalur NOC Letter No.AA2/5437/2024, Dated: 09.08.2024.
4.Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5.Thiru.K.S.Velmurugan and Mujiburrahaman, document received through online Dated: 05.08.2024. (Gift deed document No.2474/2024 & 2473/2024 dt:21.08.2024).
6.G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10.G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13.Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14.Demand requested through online, Dated: 23.08.2024
15.Payment received through online, Dated: 26.08.2024
16.Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning,

Body:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to
handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage, and Scrutiny fees vide reference 15th cited above,
the Technical Approval is issued to the mentionedResidential Layout - District Town and Country Planning office - Ariyalur District - Formation of a residential layout to an extent of 1.985 Acres (8040.00 sq.m) in the Land Bearing of S.No.102/4B1D,102/5A3 – Vilangudi Village / Panchayat - Ariyalur Panchayat Union / Taluk - Ariyalur District panchayat final order issued .

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2024.11.09 17:07:12

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.