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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

FM 544930

தேதி: 31/7/26.

S.V. கண்ணன்
முத்திரைத்தாள் விற்பனையாளர்
உ. எண் :15129/ஆ1/2014-7
சூலூர்

S.P. சுப்பிரமணியம்
சூலூர்.

உறுதிமொழி பத்திரம்

2026-ம் வருடம், ஜூலை மாதம் 31-ம் நாள், எண்: 133,G-பிளாக், 1வது அவென்யூ, அண்ணா நகர் (கிழக்கு), சென்னை - 600 102, தமிழ்நாடு கட்டிட மனை விற்பனை ஒழுங்குமுறை குழுமத்தின் தலைவர் அவர்களுக்கு கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர்-641402, சூலூர் வட்டம், சூலூர் கிராமம், A.V.T நகர், கதவு எண்: 12/10, என்ற முகவரியில் வசித்துவரும் பேச்சியண்ணன் அவர்களின் மகன் S.P.சுப்பிரமணியம் ஆகிய நான் எழுதி கொடுக்கும் உறுதி மொழிபத்திரம்.

எனக்கு பாத்தியபட்ட கோயம்புத்தூர் மாவட்டம் , சூலூர் வட்டம்/ ஊராட்சி ஒன்றியம் - சூலூர் பேரூராட்சி மற்றும் கிராமம் க.ச.எண்: 497/2A1 நெ.காலையில் 2231.00 ச.மீட்டர் பரப்பளவு கொண்ட மனைப்பிரிவிற்குள் மாவட்டநகர் ஊரமைப்பு அலுவலகத்தின் விதிமுறைப்படி மழைநீர் வடிகால், மேல்நிலை நீர்தேக்க தொட்டி மற்றும் தெருவிளக்கு அமைத்துத் தரக் கோரியிருந்தீர்கள். மேற்சொன்ன மழைநீர் வடிகால், தார்சாலை மற்றும் தெருவிளக்குகள் அமைத்துவிட்டேன். மேலும் மேல்நிலை நீர்தேக்க தொட்டி மற்றும் பிற கட்டணங்களை உள்ளாட்சியில் செலுத்திவிட்டேன். இந்த மனைப்பிரிவானது 13 மனைகள் மட்டுமே கொண்ட சிறிய மனைப்பிரிவாதலால் ஒவ்வொரு மனைக்கும் தனித்தனியாக குடிநீர் குழாய்கள் அமைத்து பேரூராட்சியின் மூலம் தண்ணீர் விநியோகம் செய்யும் பிரதான குழாயுடன் இணைத்துவிட்டேன் என்பதை பணிவுடன் தெரிவித்துக் கொள்கிறேன்.

நன்றி,

இப்படிக்கு,

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 17/07/2026

Applicant Name : MR S P SUBRAMANIYAM

Application No : 0YN5MOX0

Fees Type : **Demand Fees**

Receipt Number : 2026071762534

Transaction ID : 11000373477067

Purpose

S.No	Description	Amount
1	Scrutiny Fees	6500.00
2	Inspection Fees	0.00
3	Vacant Land Tax	202852.00
4	Centage Charges	0.00
5	Library Cess	20286.00
6	Street Light	0.00
7	Storm Water drain	0.00

With Regards,
DTCP

S.No	Description	Amount
8	Road	0.00
9	Water Supply	0.00
10	other Charges	88000.00

Total Amount : 317638

Amount In Words : Rupees Three Lakh Seventeen Thousand Six Hundred Thirty Eight Only

With Regards,
DTCP

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee	: Rs. 3,347.00/- Dated: 03.03.2026
Centage Fee	: Rs. 6000.00/- Dated : 23.05.2026
Development Fee	: Rs. 4,500.00/- Dated : 23.05.2026
Sub-Division Charges	: Rs. 8,000.00/- Dated : 23.05.2026
Park (OSR) Charges	: Rs. 40062.00/- Dated : 08.05.2026

LAYOUT CONDITIONS

1.Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.

2.The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3.No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

4.The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

5.If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6.The low laying part of the layout area should be raised to street level

7.On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

8.The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.

9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10.Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.

11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

12.If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.

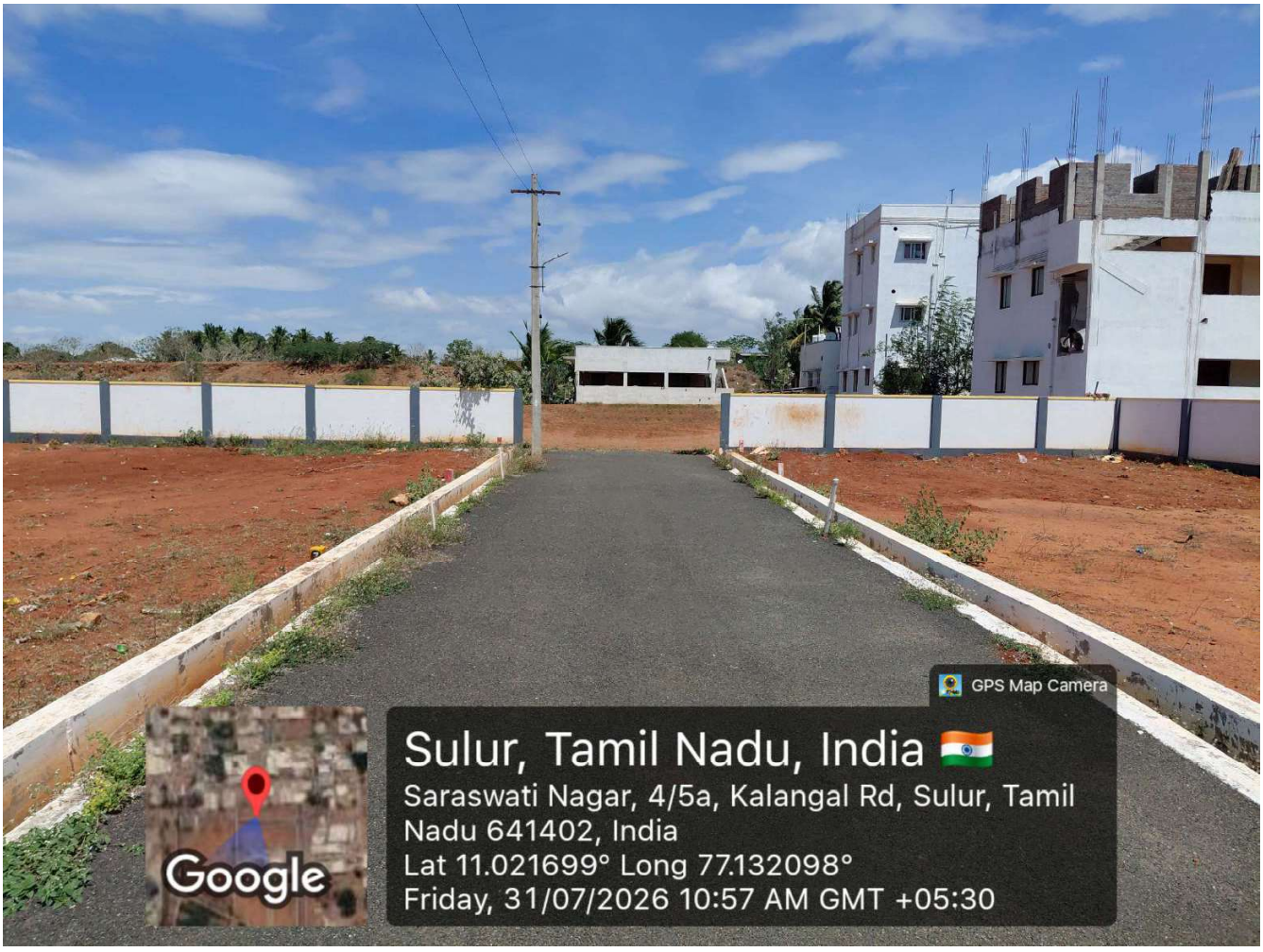
13.A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN


Street light
Water Pipe line
Storm water drain
Village name as per approved plan
GPS Map Camera
Sulur, Tamil Nadu, India
Saraswati Nagar, 4/5a, Kalangal Rd, Sulur, Tamil Nadu 641402, India
Lat 11.021061° Long 77.132155°
Friday, 31/07/2026 10:56 AM GMT +05:30
Google


GPS Map Camera
Sulur, Tamil Nadu, India
Saraswati Nagar, 4/5a, Kalangal Rd, Sulur, Tamil Nadu 641402, India
Lat 11.021395° Long 77.132114°
Friday, 31/07/2026 10:57 AM GMT +05:30
Google


GPS Map Camera
Sulur, Tamil Nadu, India
Saraswati Nagar, 4/5a, Kalangal Rd, Sulur, Tamil Nadu 641402, India
Lat 11.021681° Long 77.131871°
Friday, 31/07/2026 10:59 AM GMT +05:30
Google


GPS Map Camera
Sulur, Tamil Nadu, India
Saraswati Nagar, 4/5a, Kalangal Rd, Sulur, Tamil Nadu 641402, India
Lat 11.021699° Long 77.132098°
Friday, 31/07/2026 10:57 AM GMT +05:30
Google

















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.