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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 108 **Date:** 2/6/26 6:12 PM

From:

Village Panchayat

Sendurai

To :

Thiru.Venkatesan,
No.37, North street, Alichikudi Village, Viruthachalam taluk, Cuddlore district, Alichikudi.

Online Application Number: 24BAJZDN

Sir/ Madam,

Sub :

Residential layout - district town and country planning office ariyalur district - formation of residetial layout to an ectent of 0.71 acre (2875.00 sq.m) in the land bearing of S.No. 144/3A1A3, Sendurai Village, Sendurai Taluk, Ariyalur District, Final Approval Issued.

Ref :

1. Online Application No.SWP/24BAJZDN/2025, Thiru.M.Venkatesan, Through online dated:24.09.2025.
2. District Town and Country Planning Office, Ariyalur District Road Pattern Issued AD Through online dated.30.10.2025.
3. Joint Director Agriculture Department, Ariyalur NOC Letter No.A2/7378/2025, Dated:30.09.2025.
4. Demand Payment Request Letter, Dated:06.01.2026
5. Applicant Thiru.M.Venkatesan Demand Paid Dated:06.01.2026

Body:

With Reference to the 1 st cited letter, applicant has requested for the approval of residential layout in Ariyalur District, Sendurai Taluk, Sendurai Panchayat Union - sendurai panchayat- Rayal city , S.No. 144/3A1A3, 2875.00 sq.m For Final Approval order issued.
Body:
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 appropriat government head.

Conditions:

1. The Technical Approval is given issued to the above mentioned layout and the number is assigned as SWP/AD.DTCP/Ariyalur District - Subdivision No. 20/2025.
2. No Alteration shall be made to road dimendions, road layouts and dimension 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 Resdential layout location
4. Plots other than plots selected for public purposes in this section should be used only for construction of residential houses

The Fees / charges collected from the applicant are as follows:

Scrutiny Fees : Rs. 4313/- Date - 24.09.2025
OSR Fees : Rs. 331650/- Date - 19.119.2025
Centage Charges: Rs.6000/- Date - 19.11.2025
Development Charges : Rs.4312.5/- Date-19.11.2025
Sub Division Charges : Rs.8000/- Date-19.11.2025
Flag day fund : Rs.10000/- Date -15.11.2025

Layout Details.
Site Extent - 2875.00 sq.m
The Special Officer (V.Pt),
Sendurai Village Panchayat,
Ariyalur District.

Copy to,
1. Sub Registar, Sendurai
2. Thasildar, Sendurai
3. Block Development Officer, Sendurai Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2026.02.06 18:12:23

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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