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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: 04/2025-2026

Date: 2/16/26 12:44 PM

From:

Village Panchayat

Valajanagaram

To :

Anbarasi and Saritha
5/835,NORTH STREET,
THALARIKUDIKADU VILLAGE,
ARIYALUR TALUK AND DISTRICT.,
Thalaiyaari Kudikadu,Ariyalur,
Ariyalur,621705

Online Application Number: RF7V0KUJ

Sir/ Madam,

Sub :

Residential Layout – Ariyalur District Town and Country Planning office - Ariyalur District – Ariyalur Taluk – Ariyalur PanchayatUnion – Kayarlabath Village - Comprised in S.F.Nos:69/11A1,11A2,14A2 with site extent of 4370.00 Sq.m or 1.08 Acres –Final Layout Approval Regarding

Ref :

1. Applicant. Tmt.S.Anbarasi and Saritha,Ariyalur,Layout application received through online vide. RF7V0KUJ/59207/2025,
Dated:26.12.2025.
2. District Town and country planning Office, Ariyalur District Letter No. RF7V0KUJ/59207/2025/AD. (Road pattern issued on
dated: 02.01.2026).
3.Applicant.Tmt.S.Anbarasi and Saritha,Ariyalur, Dated: 07.01.2026. (Gift Deed No.29/2026 and 30/2026, Dated:06.01.2026)
4. G.O.(Ms)No.180,Rural development and panchayat Raj(PR-II(2)) Department, Dated: 05.12.2024.
5. Payment received through online, Dated: 05/02/2026

Body:

Proceddings for Residential Layout – Ariyalur District Town and Country Planning office - Ariyalur District – Ariyalur Taluk – Ariyalur PanchayatUnion – Kayarlabath Village - Comprised in S.F.Nos:69/11A1,11A2,14A2 with site extent of 4370.00 Sq.m or 1.08 Acres – Technical Approval issued- Final layout Approval 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 LA/DTCP(PD).No.01/2026
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.
5.If any violation occurs later against government norms, this Layout approval will be automatically revoked and subject to court action.
6.Follow up with the Affidavit provided
7.Information Board should be kept at site for Reference

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 213140/- Remitted through Online on 05-02-2025
2. 3% Land use conversion charges 10000/- E-challan ; Date 05-02-2025
Total Extent- 1.08 Acre (or) 4370.00 sq.m
Total Plots -.22 Nos.
Public Purpose(A)-19.50 sq.m(0.53%)
TANGEDCO (B) -20.78 sq.m(0.57%)

The Special Officer,
Valajanagaram
Panchayat,
Ariyalur Union and
District.

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

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.