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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26 Date: 5/14/25 1:27 PM

From:

Village Panchayat

Thavuthaikulam

To :

Thiru. M.Gokulakrishnan,
S/O,Muthu
No.14A,Somu Street,
Ariyalur -621704

Online Application Number: 6P4NV2FX

Sir/ Madam,

Sub :

proposed Residential Layout - Office of the District Town and Country Planning office Ariyalur District - Formation of a Residential layout to an extent of 0.395 Acre (1600.00Sq.m) in the Land Bearing of S.No15/3B,Varanavasi Village, Thavuthaikulam Panchayat,Ariyalur Panchayat Union,AriyalurTaluk, Ariyalur District – Final Approval– Regarding

Ref :

1 Online Application No.SWP/6P4NV2FX/2025, Thiru.M.Gokulakrishnan, Through online Dated: 14.04.2025.
2 District Town and Country Planning Office, Ariyalur District Road Pattern issued AD through online dated.07.05.2025.
3 Joint Director Agriculture department, Ariyalur NOC LetterNo.A2/2529/2025, Dated:09.04.2025.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru.M.Gokulakrishnan, Document received through online Dated: 08.05.2025.(Gift deed document No.1229/2025,&1230/2025 dt: 08.05.2025
6.Demand Payment Request letter, Dated : 11.05.2025
7. Applicants Thiru Gokulakrishnan and Others , Demand paid Dated :12.05.2025

Body:

Ariyalur District - Formation of a Residential layout to an extent of 0.395 Acre (1600.00Sq.m) in the Land Bearing of S.No15/3B,Varanavasi Village,Ariyalur Panchayat Union, Ariyalur Taluk, Ariyalur District - final Approval . It is hereby ordered that the final approval of the local body for the new Residential 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.

Condition.

1. The Technical Approval is given issued to the above mentioned layout and the number is assigned as SWP/AD.DTCP/Ariyalur District - LAYOUT No. 07 / 2025 subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

Scrutiny Fees :Rs. 2400/-Date –14.04.2025
OSR Fees :Rs. 16000/-Date –08.05.2025
Centage Charge : Rs. 3600/-Date -08.05.2025,
Development Charges :Rs. 2400/-Date 08.05.2025
Sub Division charges :Rs. 4800/-Date 08.05.2025
Armed Forces Flag Day Fund :Rs. 5000/-Date 08.05.2025
Layout Fees and inspection fees Rs.44,442 /- remitted through Online on 12.05.2025

Layout Details.

Total Extent - 0.395 Acre (or) 1600.00 sq.m
Total Plots -.07 Nos.
Public Purpose(A) -13.93Sq.m(0.87%)
TANGEDCO (B) -14.45Sq.m(0.90%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2025.05.14 13:27:06

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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