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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 168/2025-2026 Date: 5/22/25 7:52 PM

From:

Village Panchayat

Puttuthakku

To :

Thiru. N. Thulasi Raman,
No 1/44 , Melandha / Bajanaikovil Street ,
Puttuthakku Village ,
Arapakkam , Walaja,
Ranipet-632517.

Online Application Number: J2G914ER

Sir/ Madam,

Sub :

Residential Layout Non Planning Area- Orders have been received giving technical approval for the proposed residential subdivision in Survey No. 528/3 of an area of 0.93 acres in Puttuthakku Panchayat, Mathura Kilminal, Arcote Panchayat Union, Walaja Taluk-Ranipet District - Recognizing and commissioning the subdivision.

Ref :

1. Letter to the Assistant Director of Town and Country Planning, Vellore, No. 39/2024
2. Director of Town and Country Planning, Chennai vide their circular No.219799/2020 dated 24,12,20
3. GO.No.18, Housing and Urban Development Department, Dated:
4. G.O.Ms.No.79, Housing and Urban Development Department, Dated:
5. G.O. (Ms) No.5 , Municipal Administration and Water Supply Department, Dated 04,02,2019 and Arani No.16 Municipal Administration and Water Supply Department, dated 31/01,20,20
6. GoNo.141 Housing and Urban Development Department UD 4(3) dated 04,05,17
7. G.O.Ms.No.181 Housing and Urban Development Department, dated 19.12.2012.
8. Letter No.19113/Urban4 (3)/20-1 Housing and Urban Development Department dated 30.08.2017
9. The Circular No.4367/2019/PA2 dated 05,02,20 PDA dated 04,05,2017
10. Regional Joint Director of Agriculture, Ranipet District. 2/7167/2019 Date 29.08.2017
11. Town and Country Planning Department (Planning Permission) ROC No.

RPT/J2G914ER/23683/2024/TCP Date 15.04.2024

12. M.V/Mah, Na, O.E (Rama) No. 39/2024,

13. Gift Bound No. 2625/2024 Date 28.03.2024

Body:

In view of the letter received in Annexure-I, the layout Plan for an Survey No. 528/3 of an area of 0.93 acres in Puttuthakku Panchayat, Mathura Kilminal , Arcote Panchayat Union, Walaja Taluk-Ranipet District has been Plot 1 To 25 approved by the Government vide G.O. (Ms) No. 39/2024 approved by the Government.

Development Fee Puttuthakku Panchayat Rs 6000.00 Online Payment

Accordingly, the said appropriate fee has been paid to the Government.

The concessionaire shall not be considered as a concessionary layout in the layout plan approved by the Deputy Director of Town and Country Planning/Assistant Director of Town and Country Planning, Ranipet and the same shall not be changed without permission.

Site Conditions

1. Depending on the layout approved by the Department of Town and Country Planning, the dimensions of

Village

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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