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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02-2025/2026 **Date:** 8/7/25 4:54 PM

From:

Village Panchayat

Nagarikuppam

To :

Mrs. P. Annammal C/o Baskaran,
No: 5, 1st Main Road,
Gomathipuram,
Thiruninravur - 602024.

Online Application Number: 6V5VUEYY

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - RanipetDistrict – Arakkonam Taluk – Arakkonam Panchayat Union - Nagarikuppam Village/Panchayat – survey Number: 46/2F– Site Extent: 3600.00 Sq. m or 0.89 Acres – Final approval Issused For Layout

Ref :

1. Applicant Mrs. P. Annammal C/o Baskaran Estimation Fees Receipt, Dated: 28/07/2025
2. Applicant Mrs. P. Annammal C/o Baskaran Layout Approval Fees and Layout Inspection Fees dated: 31.07.2025.
3. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
4. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Ref :Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
5. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
6. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
7. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
8. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

Body:

In View of the Letter Received in Annexure-I The Layout Plan for an survey Number: 46/2F– Site Extent: 3600.00 Sq. m or 0.89 Acres in Nagarikuppam Village Arakkonam Union Ranipet District Has Been Approved By The Government Vide G.O (Ms) No. 76/2024 Approved By The Village Panchayat.
Layout Approval fees Rs.23000.00 And Layout Inspection fees Rs 5000 By 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 President Nagarikuppam Panchayat, Arakkonam Town, Ranipet and the same shall not be changed without permission.
Site Conditions
1. Depending on the layout approved by the Nagarikuppam Panchayat, the dimensions of the mind should not be changed by way of layout, size, general allocation and further sub-division of the Layout

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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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.