Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 119/2025

Date: 10/17/25 12:16 PM

From:

Executive officer

No.134, Sholingur Road,
Pallipet - 631208
Thiruvallur District

To :

Thiru.Srinivasamoorthi Thalabagu Shankaranarayam
33, Sholinger Road
Pallipet

Online Application Number: QXIO3EDD

Sir/ Madam,

Sub :

Regularization of Unauthorized Plots / Plots Scheme – 2017 Thiruvallur District - Pallipattu Town Panchayat has given in-principle approval to the unauthorized residential plot located in the area of 0.94 acres in Pallipattu Village Survey No. 133/54A, 133/54E - Regularization of the plot measuring 0.94 acres in Village Survey No. 133/54A, 133/54E - In connection with the matter.

Ref :

1. Government Order (MS) No. 78 Housing and Urban Development Department Nov. 4 (3) Dated:- 04.05.17.
2. Government Order (MS) No. 172 Housing and Urban Development Department Nov. 4 (3) Dated. 13.10.2017.
3. Approval letter of the activities of the Assistant Director of Urban Planning, Tiruvallur Zone, Roc .No. SWP-QXIO3EDD/TVL/2025/2025/TCP dated 23.07.2025

Body:

1. Approval from the Town Council must be obtained to construct a building on the land.

2. If the evidence provided regarding the land title (i) is found to be incorrect or (ii) a situation arises that may affect the approval in principle for the plot, the approval in principle for the plot will be cancelled without any prior notice.

3. If the fee collected for regularization of the house is rejected during the audit by the Town Panchayat, the difference amount must be paid by the owner of the house.

4. Building/construction work should not be carried out by encroaching on nearby public/government land.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruvallur
Date:2025.10.17 12:16:53

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.