Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 6/30/24 4:44 PM

From:

Village Panchayat

Kavanur Panchayat Office
kavanur Panchayat
kavanur Post

To :

Thiru C.Saravanan,K Palani,P.Kumar,S.Balamurugan
Kukkalapalli-Vill
B.N.Palayam-Post
K.V.Kuppam-Thalukka
Vellore-District
Pin 632202

Online Application Number: YJYT28AR

Sir/ Madam,

Sub :

Regarding Final Layout Approval for 25 plots in S F No 75/2B (L.P. / D.T.C.P. (RPT) No. 18/2024 by DTCP), Kavanur Village Panchayat , 630694 LGD Code, Thimiri Block , Arcot-Thaluk, Ranipet District,

Ref :

Application from C.Saravanan,K.Palani,P.Kumar and S.Balamurugan, DTCP ROC No. RPT/YJYT28AR/ 18962/2024/TCP Date : 26/02/2024, in Survey No. 75/2B in Kavanur Village Panchayat, Thimiri Block , Arcot-Thaluk, Ranipet District for Layout final approval

Body:

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Body:

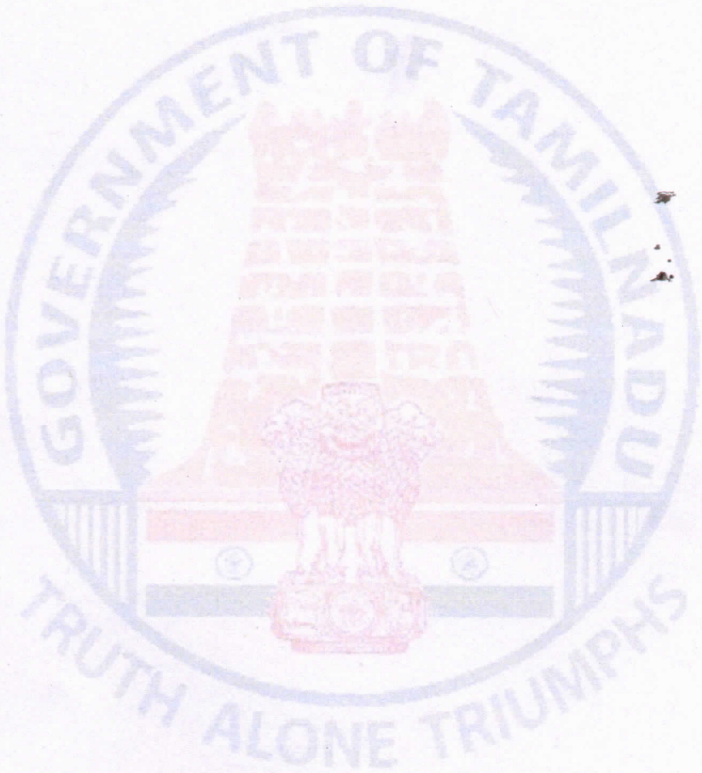
2. The layout has been approved, number issued as L.P. / D.T.C.P. (RPT) No. 18/2024 by DTCP Ranipet.

3. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, Local body collected Rs.1000 as scrutiny fee for 25 plots Rs 25000/- through Online on 26/06/2024, and 3% Market Land Value as Land conversion charge is collected from the Applicant through Online Challan Number 20240627043505 dated 26 Jun-2024

4. Kavanur Village Panchayat Resolution Order No is 32 date 29.06.2024

5. Hereby Final approval of the layout is accorded for the 25 plots in layout in S F NO 75/2B in Kavanur Village(L.P. / D.T.C.P. (RPT) No. 18/2024 by DTCP), Layout is Named as " Muthamiz Nagar" and forwarded for further necessary action.

Village




Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.06.30 16:44:26

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

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# 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.