Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: 02/2024 Date: 7/9/24 4:32 PM

From:

Village Panchayat

Valaiyathur Panchayat Office
Valaiyathur Panchayat
Valaiyathur Post - 632504

To :

B Raja Door No. 216 A Kanni Kovil Street Tajpura Village Arcot Circle Ranipet District

Online Application Number: ZUXQKCK8

Sir/ Madam,

Sub :

Final approval. from. The president. Valaiyathur panchayat. Valaiyathur village. Timiri panchayat union. Kalavai Taluk Ranipet District. survey. Nembers 1048/1A,1B and1049/1B,1C,1D site extent 2.24 accres

Ref :

ROC NO-RPT/ZUXQKCK8/20713/2024/TCP
The Assistant. Director, District. Town. and country. Planning office. Ranipet. District.issued .The layout has been approved and approved number as DTCP(RPT)no 20/2024 dt:26/02/2024
2.Local body demand: -
Rs 1000 as scrutiny fee for each plot. And under rale9 concerned local body should collect the conversation as land conversation charges .

Body:

ORDER

View1

GHI document number mentioned in view 2 of the above audited: /2024 deated 02-24 has been handed over valaiyathur Panchayat one TANGEDC for proposed roads and Tamil Nadu Electricity Board. allocation as per the plan for the above proposed residential allocation to land division Also . the survey fee for the proposed plot mentioned in

View-3 has been paid to the valaiyathur Panchayat council throush the online and land Use conversion charges 3/- 18800[Eighteen thousand Eight hundred only has been paid Under DBC-Therefore as per Assisitant Director. DTCP. Ranipet District vid letter NO RPT NO-RPT/ZUXQKCK8/20713/2024/TCP and Technical Approval SWP/DTCP/RANIPET/Layout/NO-20/ 2024 Dete 26/2-2024 conditions mentioned there in All completed.

Hence -4 in the said Valayathur Panchayat Council Resolution NO. 02. date 08-07-2024at on the above valaiyathur village valaiyathur panchayat punsai surveyNO1048/1A1B 1049/1B 1C 1D and valaiyathur panchayath /village punsai survey
no 1048/1A,1B,1049/1B,1C,1D.in an area of 2.24 cent acres residential plots 1 to 55-total 55 plots are approved and ordered as proposed residential 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.