Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: 01/2025-2026/ SPL .offcier/Puduthamarai patti Panchayat

Date: 4/25/25 10:05 AM

From:

Village Panchayat

PUDUTHAMRAIPATTI

To :

Mr. VIP PROPERTIES,
D.NO.14&15 RAMANA STREET,
T.NAGAR,Guindy,Chennai,600017

Online Application Number: VNBBIM11

Sir/ Madam,

Sub :

Madurai District – Madurai East Taluk – Madurai East Panchayat Union Puduthamaraipatti Village PanchayatLayout Approval - Final approval for the plot area Kodikulam second bit Village - S.F.Nos. 176/6A, 176/6B, 176/7A & 176/7B
at 3.85 Acre (15600.00 sqm) Layout final order issued - Regarding.

Ref :

Town and country planning Department (Planning Permission) Roc NO; 39641/2024/SWP-VNBBIM11/2025/TCP Date : 11/01/2025

Body:

Madurai District – Madurai East Taluk – Madurai East Panchayat Union Puduthamaraipatti Village PanchayatLayout Approval - Final approval for the plot area Kodikulam second bit Village - S.F.Nos. 176/6A, 176/6B, 176/7A & 176/7B
at 3.85 Acre (15600.00 sqm) is ordered to give final approval for Ordinary Plots 1 to 55, 67, 68 And 77To 83) And EWS Plots 56 to 66 And 69-76) All the plots are subject to conditions final approval.
Terms and Conditions
1. All the roads of the subdivision shall be taken up for the development of the relevant local

body as perthe local body laws in the principle subdivision approval map. Furthermore, The local body shall take overthe road section shown as the access road from the public road to the land where the applicant'ssubdivisions are located.
2. The allotment areas, plot map and donation bond copies along with the OSR of the plot map will be sentto the concerned Taluk authorities and appropriate entries will be made in
Body:
Signature valid
the revenue department records with the subdivision.
3. This approval is applicable only to specific plots, separate application for building plan permission andborewell construction permission should be made and the appropriate fee paid.
4. No changes should be made to the plot plan approved by the Local Planning authority without thepermission of this office.
5. The Town and country Planning Department does not confirm the land Title in the name of the applicantby giving in-principle approval. If any other individual claims the right, the Town Planning Department is notthe appropriate body to decide this, nor is the Panchayat or Panchayat Union.
6. No encroachment should be made on the park (OSR) allotment areas. The OSR area should be fencedand a notice board should be erected stating that it is the land belonging to the Panchayat.
7. A tree sapling should be planted every 10 feet on both sides of all roads handed over to the Panchayatand a fence (tree guard) should be erected.
8. No buildings should be erected on the road or on the side.
9. It is the responsibility of the plot owner to maintain the quality of the plots sold throughout the plots.10. Building limits: 1.5m space should be provided for roads less than 9.0m wide. 1.5m x 1.5m spaceshould be provided for roads between 7.0m and 9.0m wide.

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.