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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: 01/2024 Date: 8/13/24 8:11 AM

From:

Village Panchayat

Asanallikuppam

To :

V.Kuppurathinam s/o Vellai, kattuppakkam poonthamallee,Thiruvallur, 600087

Online Application Number: 5IJ0A857

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area - Ranipet District – Nemili Taluk – Nemili Panchayat Union – Asanallikuppam Panchayat/Village – 232628 LGD Code to grant permission to Residential layout for Survey Number: 190/4A – Site Extent: 2.08 Acres or 8450.00 Sq.m – Oder issues-reg

Ref :

1. On 03.12.2023, Applicant Mr. V. Kuppurathinam Online Application Form was received through Online Application Number: 5IJ0A857.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No. RPT/5IJ0A857/19111/2024 on 30.01.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/7498/2023 on 20.12.2023.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. V. Kuppurathinam Letter, Gift deed (Local Body) document no: 438/2024, Dated: 27.02.2024.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant Mr. V. Kuppurathinam, Scrutiny Fee Receipt, Dated: 03.12.2023.
15. Demand payment Request Letter, dated: 30.01.2024 and 01.03.2024 requiring payment of OSR Fee, Centage Fee and Display Board Charges.
16. Applicant Mr. V. Kuppurathinam, OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 28.02.2024 and 05.03.2024.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
19. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
20. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No:

4367/2019-BA2, Dated: 05.02.2020
21 District Town and Country planning office, Ranipet District ROC No. RPT/5IJ0A857/19111/2024/TCP
Date : 07/03/2024
22 Asanallikuppam Panchayat Resolution No:17/2024

Body:

Your application regarding Layout approval and subject to the following conditions, permission to thelayoutis granted Survay No :190/4A of Asanallikuppam village nemili union Ranipet District is surutinised and permission for layout ROC No.RPT/5IJ0A857/19111/2024/TCP Date : 07/03/2024 approved number issued as SWP/DTCP/RANIPET/LAYOUT NO: 17/2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.08.13 08:11:13

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.