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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



Roc No: 28/19.06.2024

நாள் : Date: 21/06/2024

From:

Village Panchayat
Panchayat President,
Panchayat Office Building,
Valarpuram Panchayat,
Kanchipuram District.

To:

1. M/s.J G Holdings and Investments Private Limited and three others,
No. 55, Narayana Muthali Street,
Sowkarpet,
Tondiarpet,
Chennai-600 079.

Online Application Number: **BAAE7LIO**

Sir/ Madam,

Sub:

Residential Layout – Local body office , Valarpuram, Kancheepuram District - Formation of a residential layout to an extent of 37200.00 Sq.m in the Land Bearing of S.F.Nos.1/1A, 1/1B, 1/1C, 1/1D, 1/2A, 1/2B,,1/3A, 1/3B, 1/3C, 7/1, 7/2A, 7/2B, 7/3, 8– Valarpuram Village, Sriperumbudur Taluk, Kancheepuram District – Layout Approval issued.

Ref :

1 Online Application No. BAAE7LIO M/s. J G Holdings and Investments Private Limited and three others, through online Dated: 26.08.2023.
2 District Town and country planning Office, Kancheepuram District Road pattern issued through online dated.30.11.2023.

M.P.
தலைவர் (பொறுப்பு)
வளர்புரம் ஊராட்சி
திருபெரும்புதூர் ஒன்றியம்

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நாள் : .....

3 Joint Director Agriculture department, Kancheepuram NOC Letter No. O.Mu.6385/2023/C2 Dated: 06.10.2023.

4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.

5 M/s. J G Holdings and Investments Private Limited and three others, document received through online Dated: 23.12.2023. (Gift deed document No.14102/2023, dt: 21.12.2023).

6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.

7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated:
31.01.2020.

9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.

11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.

13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.

14 Demand requested through online, Dated: 04.01.2024

15 Payment received through online, Dated: 29.01.2024

16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

17. Local body demand requested through online, Dated:17.06.2024

18.Local body Payment received through online, Dated:18.06.2024

Body:

Residential Layout - Local body office , Valarpuram, Kancheepuram District - Formation of a residential layout to an extent of 37200.00 Sq.m in the Land Bearing of S.F.Nos.1/1A, 1/1B, 1/1C, 1/1D, 1/2A, 1/2B,,1/3A, 1/3B, 1/3C, 7/1, 7/2A, 7/2B, 7/3, 8– Valarpuram Village, Sriperumbudur Taluk, Kancheepuram District - Layout Approval issued.

தலைவர் (பொறுப்பு)
வளர்புரம் ஊராட்சி
திருபெரும்புதூர் ஒன்றியம்

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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.