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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

Layout Application - Final Approval Letter

Roc No: 2/2024 Date: 8/12/24 8:22 PM

From:

Village Panchayat

Puliyur

To :

Tmt. V Padmini,
No.114 Bajanai Koil Street ,
Cheyyar, Cheyyamur,
Tiruvannamalai - 631702
2. 114 Tamil Nadu Real Est

Online Application Number: D7BPFBOO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 1.28 Acres (5200.00 sq.m) in the Land Bearing of S.No. 182 – Puliyur Village, Uthiramerur Panchayat Union / Taluk,
Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref :

Online Application No. D7BPFBOO, Tmt. V Padmini, through online Dated: 14.03.2024. S.F.No. 182, - Extent - 5200 Sq.m, (or) 1.28 Acres, – Puliyur Village, Uthiramerur Panchayat Union / Taluk, Kancheepuram District

Body:

The Joint Director of Kancheepuram Town and Country Planning, Urban Planning mentioned in view(1) according to therir processes, Puliyur Panchayat Village under Uthiramerur Panchayat Union Final approval for the proposed Layout of area 5200 Sq.m (or) 1.28 acre in S.F.No. 182 of V. Padmini the land reserved for roads vide grant document no. 2253/2024, Dt. 28.05.2024 34.19 sq.mt. is handed over to superintending Engineer TANGEDCO and handed over to Panchayat Council President Puliyur Panchayat and in principle approval is given. Further 5200 sq.m of land use change fees for the 37 plots mentioned below which

have been sold have been paid under appropriate headings as per the letter mentioned in (3) and (4) and after submission of receipts there of, Ordinance No. 79 Housing and Urban Development (Nov.4(3)) Department dated 04.05.2017, as per the puliyur Panchayat President Resolution No. 2, dated. 19.07.2024 as mentioned in view (7) it is hereby ordered to approve the 37 plots of 5200 Sq.m.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.08.12 20:22:31

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.