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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: A3/278/2024 Date: 9/30/24 4:03 PM

From:

Executive officer

Revu Main Road

To :

Mr. P.Pannerselvam,
Thirumal Nagar,
Othiyapattu.

Online Application Number: LUM3XKGY

Sir/ Madam,

Sub :

Residential Layout – Cuddalore District – Parangipettai Town Panchayat - Chidambaram Taluk – Aagaram Villlage -S.F.No: 399/1B3 – Site extent of 3.00 acre – Technical Clearance issued by DTCP – Final Approval given by Local Body - Reg.

Ref :

1.Applicant Mr. Panneerselvam, Thirumal Nagar, Othiyampattu
Dated: 07.08.2024.
2. Road Pattern Issued by Cuddalore District Town and Country Planning Office dated: 20.06.2024.
3. Gift deed Document No. 1037/2024 Dated:10.05.2024
4. Assistand Director of Town and Country Planning Cuddalore Letter No.LUM3XKGY/2024/TCP, Dated:20.06.2024.
5. Parangipettai Town Panchayat Council Resolution No. 274 Dt.26.07.2024.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 3.00 Acres at Parangipettai Town Panchayat. Aagaram Village SF No. 399/1B3 In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Cuddalore District Town and Country Planning on 20.06.2024. Further with reference to the gift deed in the 3rd cited the applicant has submitted road and road splay areas by handing over to the local

body on 07.08.2024.

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town

and Country Planning, Cuddalore District. With reference to the 5th cited The Parangipettai Town

Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 274

Dated.26.07.2024. Hence the above Layout is given final approval with the following conditions.

Conditions

1. Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of

plots contrary to the technical drawings approved by the Cuddalore Town and Country Planning

Executive officer

Signature valid

*Signed by: Executive Officer*
*Location:Cuddalore*
*Date:2024.09.30 16:03:29*

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.