Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: R.O.No.275/2024 a1

Date: 9/20/24 6:20 PM

From:

Executive officer

Periyanarasam pettai st, Uthiramerur

To :

Mrs N. Shanthi W/o V. Neelakandan ,
No. 116, Periya street, Sothiyampakkam Village,
Vembakkam taluk , Thiruvannamalai District .

Online Application Number: 9F0GMY6S

Sir/ Madam,

Sub :

Residential Layout - Uthiramerur Special Grade Town Panchayat, Kancheepuram District-Formation of a extent of 1.72 Acres (6950.00 sq.m) in the Land Bearing of S.No. 215-Neeradi Village, Uthiramerur Kancheepuram District-Layout Approval issued- Regarding

Ref :

01. Sub Director / Asst Director , Distt City Urban planning Office , Kanchipuram their Letter N. K. No. 9F0GMY6S/ 2024 / TCP Dated 12.12.2023 .
02. Sub Director / Asst Director , Distt City Urban planning Office , Kanchipuram their Letter N. K. 14.06.2024. ApprovalNo:SWP/D.DTCP/ Kancheepuram / Layout No.68 /2024
03. Ordinance No. 79 Home Convenience And Urban development Dept Dated 04.05.2017.
04. Ordinance No. 71 rural development Dept Date 16.06.2023.
05. Ordinance No. 181 Home Convenience And Urban Development Department Date 09.12.2020.
06. Mrs N. Shanthi W/o V. Neelakandan , No. 116 Periya street , No.16 Big street, Sothiyampakkam, Cheyyamur, Cheyyar, Tiruvannamalai-631702 application Date .18.06.2024.
07. This authority Letter N. K. No. 275/2024 a 1 day 20.06.2024.
08. Youth Engineer , Uttaramerur Excellence Municipality Assessment Date 27.06.2024.

Assessment Dated 06.08.2024.
11. This authority Letter N. K. No. 275/2024 a 1 day 19.07.2024.
12. Youth Engineer , Uttaramerur Excellence Municipality Proof Date 19.07.2024
13. In the plot Street lamp set up Assessment fee
Electric in the Board Paid Dated 07.08.2024.
14. Mrs N. Shanthi W/o V. Neelakandan , No. 116 Periya street ,
No.16 Big street, Sothiyampakkam, Cheyyamur, Cheyyar,
Tiruvannamalai-631702 application Date .18.06.2024.Letter Dated 08.03.2024
15. Action officer , Uttaramerur Excellence Municipality direct the head
Study Dated 09.08.2024.
16. Municipality forum Resolution No. 335/2024 dated 27.08.2024.
17. Related Matters .

Body:

1.72 Acres or 6950 Sq.Mtrs in Survey No.215, Uttaramerur Neradi Village, Uttaramerur taluk Uttaramerur Town Panchayat, Kanchipuram District
An application has been submitted to the Deputy Director / Assistant Director, District Urban Development Office, Kancheepuram by Mrs. N. Shanthi W/o. V. Neelakandan, No, 116, Periya Street, Sothiambakkam Village, Vembakkam Taluk, Tiruvannamalai District, for plotting in the said plot. The Road Pattern has been prepared and sent to this authority as per the letter shown in Ref. 4.
conditions.
01. According to the letter of the Deputy Director / Assistant Director, District Urban Development Office, Kanchipuram, the technical permission for the map has been approved by this authority and E-Signed through the website subject to the conditions. It is further stated that in the plot conditions specified serial number 01 to 08 and all the species in the special conditions should be fully fulfilled.

02. Deputy Director / Assistant Director,. The dimensions of the plot, the dimensions of the road systems, the dimensions of the public allotment should not be changed without the prior approval of the Urban Development Department, contrary to the map approved by the District Urban Planning Office, Kanchipuram. Also, it is informed that if it is found to be working in violation of the species 01 to 08 mentioned in the land division conditions, the sanctioned map will be canceled by the municipality without any prior notice.

03. Evidence given regarding the land license (m) If the documents submitted for consideration are found to be incorrect (a) Final approval given to the land division may be affected, it is informed that the final approval given to this land division will be canceled by the Executive Officer without any prior notice.

04. Plots will be purchased in the subdivision where final approval is given by this authority
To issue a copy of approved plot map to each person
want

05. The final approval of the plot plan by this authority shall be drawn on a concrete slab not less than 6'0" x 4'0" at the relevant place for public viewing.

06. Allotment roads in the plot should be maintained as circulation roads without obstruction.

07. The petitioner should replace the low voltage cable line passing through the proposed plot in the course of the road at his own cost.

Executive Officer,
Uthiramerur Town Panchayat,
Kancheepuram District

To
Mrs N. Shanthi W/o V. Neelakandan ,
No. 116, Periya street, Sothiyampakkam Village,
Vembakkam taluk , Thiruvannamalai District .

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kancheepuram
Date:2024.09.20 18:20:35

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.