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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

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ The Special Officer of Ayappakkam Village Panchayats 229641 LGD Code - Villivakkam Block Panchayat, Tiruvallur District

Present: Mr./Mrs : D.Ramakrishnan(Special Officer/BDO(V.P)

Roc No: 2066/2025 **Date:** 17/07/2025

Sub:

Building License –Ayappakkam Village Panchayat , 229641 LGD Code, to grant permission to construct Residential building at Royal Star Nagar 5th Main Road , Ayappakkam , Avadi , Tiruvallur. Building Survey No : S.No. 343 subdivision: 2B1 PT,343 subdivision: 2E1 Pt, 2E2 Pt,345 subdivision: 1A Pt, 1B Pt Plot No : I-Orders issued – reg.

Ref:

Application from Mr./Mrs.:ROYAL LAND AND DEVELOPERS PRIVATE LIMITED Represented by its Director Mr Gaurav Bagmar N S/o, H/o.Bagmar , CMDA/PP/NHRB/N/0138/2025 Survey No: S.No. 343 subdivision: 2B1 PT,343 subdivision: 2E1 Pt, 2E2 Pt,345 subdivision: 1A Pt, 1B Pt in Ayappakkam Village Panchayat , Plot No:I Dt: 14/07/2025 B.A.No. (01)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Royal Star Nagar 5th Main Road of Ayappakkam Village Tiruvallur District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Professional Details :

1. This permission will be valid for a period of five years from 17/07/2025 to 17/07/2030

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Ayappakkam immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: ROYAL LAND AND
DEVELOPERS PRIVATE LIMITED
Represented by its Director Mr Gaurav
S/o. Late Bagmar,
Bagmar N ,
Royal Star Nagar 5th Main Road , Ayappakkam , Avadi , Tiruvallur

The Special Officer : D.Ramakrishnan(Special Officer/BDO(V.P)
Executive Officer/ Village

Ayappakkam Viilage Panchayat,229641

Villivakkam Block Panchayat,

Tiruvallur District.

Approval on behalf of Member Secretary,

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.07.17 19:13:27

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.