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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1-2025/026 Date: 5/15/25 4:03 PM

From:

Village Panchayat

Nagarikuppam

To :

S VASUDEVAN
NO 62A KKR AVENUE,PERAMBUR,CHENNAI,Sembiam,Perambur,Chennai,600011

Online Application Number: M9GPCT99

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area - Ranipet District – Arakkonam Taluk – Arakkonam Panchayat Union –Nagarikuppam Panchayat/Village – Survey Numbers: 45, 46/2D – Site Extent: 6.56 Acres (or) 26550.00 Sq.m – Final approval Issused For Layout Issued

Ref :

1. Letter To the assistant Director of Town And Country Planning, Ranipet, No. 16/2024
2. Director of Town and Country Planning, Chennai With Their Circular No. 19799/2020, Dated: 24.12.2020
3.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
4.G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
8.Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9.The Circular No.467/2019/Pa2 Dated: 05.02.2020 PDA Dated 04.05.2017
10.Regional Joint Director Of Agriculture, Ranipet District. 2/7167/2019 Date 29.08.2017
12.Road Gift deed document no: 3510/2016, Dated: 09.08.2016.
13.Nagarikuppam Village Panchayat Resolution No: 13

Body:

In View of the Letter Received in Annexure-I The Layout Plan for an Area 6.56 Acres or 26550.00 Sq.m At Nagarikuppam Village, Survey No. 45, 46/2D in Ranipet District Has Been Approved By The Govenment Vide G.O (Ms) No. 76/2024 Approved By The Govenment.
Layout Approval fees Rs.217000 And Layout Inspection fees Rs 14000 By Online Payment Accordingly, the said appropriate fee has been paid to the Government.
The concessionaire shall not be considered as a concessionary layout in the layout plan approved by the Deputy Director of Town and Country Planning/Assistant Director of Town and Country Planning, Ranipet and the same shall not be changed without permission.
Site Conditions
1. Depending on the layout approved by the Department of Town and Country Planning, the dimensions of the mind should not be changed by way of layout, size, general allocation and further sub-division of the mind.

Village

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.