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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

TO WHOMSOEVER IT MAY CONCERN

Ref: Home Loan A/c No: PCR156609741113 Date: 15.12.2023

MR. APPAN
OLD NO 18 NEW NO 31 B SBI COLONY
3RD STAGE NANGANALLUR
CHENNAI 600061 TAMIL NADU

Dear Sir/Madam,

Subject: - Confirmation regarding loan account number PCR156609741113 NOC for plan approval

We would like to confirm that MR. APPAN is holding a Home Loan A/c No. PCR156609741113 with us for the property mentioned below

PLOT NO 3 NEW NO 5 S NO 251/3
MANIKANDAN STREET KEELKATTALAI
CHENNAI 600091 TAMIL NADU

We have no objection to apply the Plan Approval in favor of MR. APPAN for the said property as only Residential, without disturbing our mortgage clause.

Post receipt of Plan Approval a copy of the same has to be handed over to the Bank for reference.

This letter has been issued on the specific request of the customer.

Yours Truly,
Axis Bank Ltd.

Authorized Signatory
Saravanan A
Area Operation Manager
67727
Thoraipakkam ASC

REPCO HOME FINANCE LIMITED
(Promoted by REPCO BANK - a Govt. of India Enterprise)
Plot No.4055, U Block
No.10, First Floor, 4th Main Road
Anna Nagar, Chennai - 600 040
PH: (044) 26285959

17-11-2023

TO WHOMSOEVER IT MAY CONCERN

To

S Appan S/o Srinivasan,
Old No. 18, New No. 3 IB, SBI Colony 3rd Stage,
Nanganallur, Chennai - 600 061

Sir,

Sub : NOC for Building Plan Approval from Corporation of Chennai'

With reference to the above, the said borrower Mr. A Appan has availed a Housing loan for Rs.2,25,00,000/- vide loan application no 227651(Sale deed Doc No 8969/2023, Modt 9870/2023) for the property Plot No.4, measuring an extent of 3560 Sq.ft.,situated at Manikandan Street, Ayyappa Nagar, Keelkattalai, Chennai – 600117., and comprised within Survey No.251/3 Part, Paimash No.370/3, as per present TSLR, Old Survey No.251/3C, New T.S.No.93, Ward-H, Block No.24 of Kilakattalai Village, Pallavaram Taluk, Chengalpattu District.

We have no Objection to issue Building plan approval and Corporation of Chennai CMDA Approval and applying Patta. This letter is issued without any prejudice and based on the Customer request only.

Thanking you,

For Repco Home Finance Limited

Repco Home Finance Ltd. CHENNAI 600020

Authorised Signatory

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.