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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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 06/2024/
Chinnakangiyanur Vp/
Res No:13

Date: 6/19/24 2:25 PM

From:

Village Panchayat

Chinnakangiyanur

To :

SURESH AND THREE OTHERS

Online Application Number: S472LX6U

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town& Country Planning office, Tiruvannamalai district – Tiruvannamalai Taluk /Panchayat Union, Chinnakangiyanur Village / Panchayat, Comprised in S.F No.5/4A1 which have an extent of 0.14.62 Hectare (0.36 Acre)

Ref :

District Town & country planning Office, Tiruvannamalai District, Road pattern issued on dated: 24/05/2024.

Body:

Subject to the following conditions, permission to the layout is granted in PATTA NO - 1954, as well as Survey No:5/4A1 of Chinnakangiyanur Village, Tiruvannamalai District. The application regarding layout approval has been scrutinized and approved. The ROC NO for the applicant is S472LX6U/2024/TVM/2024/TCP and the issued SWP/DTCP/TIRUVANNAMALAI/LAYOUT NO: 179/2024.

Village




Signature valid

*Signed by: Village Panchayat President*
*Location:Tiruvannamalai*
*Date:2024.06.19 14:25:54*

## DEPARTMENT OF TOWN AND COUNTRY PLANNING

### Payment Receipt

Date : 19/06/2024

Applicant Name : SURESH AND THREE OTHERS

Application No : S472LX6U

Fees Type : Demand Fees

Receipt Number :

Transaction ID : c0340d20-2dcc-42cd-b70d-6abfe1f92074

Purpose

| S.No | Description | Amount |
|---|---|---|
| 1 | Layout Approval Fees | 14430.00 |
| 2 | Layout Inspection Fees | 1000.00 |
| 3 | SubDivision Charges | 0.00 |

Total Amount : 15430

Amount In Words : Rupees Fifteen Thousand Four Hundred Thirty Only

With Regards,
DTCP

## DEPARTMENT OF TOWN AND COUNTRY PLANNING

### Payment Receipt

Date : 19/06/2024

Applicant Name : SURESH AND THREE OTHERS

Application No : S472LX6U

Fees Type : Estimation Fees

Receipt Number :

Transaction ID : 9159064a-acab-4422-97e0-544192aab62f

Purpose

Purpose

| S.No | Description | Amount |
|---|---|---|
| 1 | Estimation Fees | 24 |

Amount In Words : Rupees Twenty Four Only

With Regards,
DTCP

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.