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RE REGULATORY RECORD

RERA Document

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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: 87/2025

Date: 2/12/26 11:34 AM

From:

Executive officer

56,Police line street,Kaveripakkam,Nemili(Tk),Ranipet(Dt),632508

To :

Mr. Sandeep Kumar
Sameera Foundation, Kaveripakkam
Ranipet District - 632508

Online Application Number: WQ3WQWBL

Sir/ Madam,

Sub :

Layout Approval,

Ref :

Joint Director/Assistant Director of Urban Development Department letter NO. RPT/ WQ3WQWBL /46649/2025/TCP Date: 15.05.2025

Body:

Ranipet, District, Kaveripakkam Town Panchayat, Kondapuram Village Survey no. 64/,1C2B1, 64/3A1, 64/3B,64/3C1, 64/3D, 65/1A2B1, 68/2, 69/1A1, 69/2C, 69/2D, 69/2E, 69/2F, 69/3C, 69/3D, 69/3E, 69/3F, 69/4, 69/5 – 4.59 Acres Joint Director/Assistant Director of Urban Development Department letter NO. RPT/ WQ3WQWBL /46649/2025/TCP Date: 15.05.2025 Technical permission for construction of residential plot Application received

As per conditions the basic Amininities like road improvement and drainage, the Layout Applicant R. Natarajan and Mr. Sandeep Kumar, Sameera Foundation, Kaveripakkam, Ranipet District - 632508 done carried the work. Kaveripakkam Fees payable to the Town panchayat the petitioner through online Rs. 35,50,365/- has been collected. Hence above Survey no. 64/,1C2B1, 64/3A1, 64/3B,64/3C1, 64/3D, 65/1A2B1, 68/2, 69/1A1, 69/2C, 69/2D, 69/2E, 69/2F, 69/3C, 69/3D, 69/3E, 69/3F, 69/4, 69/5 – 4.59. lay out (91 plot as shown in the

Technical Approved DTCP Map) approved by the Kaveripakkam Town Panchayat with DTCP Conditions and Government orders, Rules, will applied

Executive officer

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.