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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: 001/2024 Date 15.07.2024

Date: 7/18/24 11:39 AM

From:

Village Panchayat

Allalacheri Panchayat Office
Allalacheri Panchayat
Kalavai post - 632506

To :

Thiru. 1.G.Baskaran, 2. K.Devaraj, 3.R.Ravi, 4.B.Swaminathan
NO 3/9A, Arani vandimedu, Arcot town, Arcot, Ranipet, 630503.

Online Application Number: Y6MDMVX2

Sir/ Madam,

Sub :

The President, Allalacheri Panchayat, Timiri Panchayat Union, Kalavai Taluk, Ranipet District Survey Numbers: 354/32,35, 355/5,6,7,8,9.11 Site Extent: 1.33Acres or 5400.00 Sq.m

Ref :

1. The Assistant Director, District Town and Country Planning Office, Ranipet District issued, ROC No. RPT/Y6MDMVX2/20380/2024/TCP The layout has been approved number as D.T.C.P. (RPT) No. 19/2024 dt. 07/03/2024.
2. Gift Document No. 465/2024 Date: 28-02-2024
3. Allslacheri Panchayat Council President's, website letter dated:24.06-2024;, Date: 21.03.2024
4. Allalacheri Panchayat Council resolution no 44 : 15 .07.2024

Body:

view 1 mentioned 1.33 Acres contained in Allalacheri Panchayat/Village Survey Nos. 354/32,35, 355/5,6,7,8,9,11 of Kalavai taluk, Timiri Block development office, For the proposed residential layout. Assistant.director DTCP. Ranipet District Roc letter number RPT/Y6MDMVX2/20380/2024/TCP and SWP/ DTCP RANIPET LAYOUT/NO - 19/2024 Dated 07.03.2024 All conditions mentioned therein have been examined.
view 2 Gift document number mentioned in of the above edited: 465/2024 dated: 28-02-2024 has been handed over to Allalacheri Panchayat Mandram and TANGEDCO for the proposed

roads and Tamil Nadu Electricity Board allocation as per the plan for the above proposed residential Layout and the general allocation to be given to the local body. land division Also the survey fee for the proposed Layout mentioned in
view 3 ,has been paid to the Allalacheri Panchayat Council through the website scrootny fee 32000/-(Thirty two thousand only). And Land Use conversion charges 3%. 9700/- (Rupees Nine Thousand seven hundred only) has been paid under DBC:0217-60-800-AS22709.
District vide letter No. RPT/Y6MDMVX2/20380/2024/TCP and Technical Approval No. SWP/DTCP/RANIPET/LAYOUT/NO 19/2024 Dated: 07.03.2024 conditions mentioned there in All completed. And Submitted.
Hence view 4 in: The said Allalacheri Panchayat
Panchayat Council Resolution No . 44 Dated: 15 .07.2024 as on the above Allalacheri Village / Panchayat Punsei Survey Nos. 354/32,35, 355/5,6,7,8,9,11 in an area of 1.33 cent acres, Residential Plots 01 to 32 plots are approved and ordered as proposed residential Layout.

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.