Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/4LV49QP2/2024/TCP

Date: 5/13/24 5:52 PM

From:

Village Panchayat

Poosivakkam

To :

G.kasim, M.Ranjith Kumar & K.Swamy
No:5, Vijaya Kiramani Street,
Kancheepuram
631 501

Online Application Number: 4LV49QP2

Sir/ Madam,

Sub :

Residential Layout to an extent of 6369.00 sq.m S.F. Nos 66/2,67/2, 70/35 New Royal Nagar Poosivakkam Approval Issued

Ref :

Online Application No: 4LV49QP2

Body:

(a) Final approval of the plot shall be revoked if the proofs provided regarding the land license and the documents submitted for consideration are found to be incorrect (a) The approval of the plot may be affected.
Any person who wants to buy the property has to prove his right over the property separately to the petitioner and if there is any other individual claim they can settle it before a court of competent jurisdiction, village panchayat is not the appropriate body to decide.

Alteration of plot dimensions, road systems, dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.

If the person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and action will be taken to confiscate the land.

On all streets exceeding 9.00 meters in width, shade trees shall be placed opposite each other at a distance not exceeding 9.00 meters within 1.00 meters of the road boundary.

Deputy Director / Member Secretary, Kanchipuram Local Planning Group vide their letter ROC.No. 4LV49QP2/2024/TCP, dated 19.03.2024, the petitioner must strictly follow the allotment conditions.

The petitioner is informed that this order is applicable only for the sale of the housing plots in the above housing plot and not for building permission.

Corners of plots located at the junction of two roads should be laid with the splay shown on the approved plan.

The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet in the relevant place for public view.

Donated roads should not be encroached on other places and legal action will be taken if violated

Proper drains should be constructed to drain the rainwater

Electricity poles should be buried along the road and street lights should be installed



Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.05.13 17:52:25

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.