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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 10/16/24 7:13 PM

From:

Village Panchayat

Rajakkal Village & Post, Pernambut Taluk

To :

Thiru.R.D.Saravanan, VMD Developers and Promoters,
No.29/3A, Kaspa Road,
Gangapuram, Ambur,
Tirupathur – 635 802

Online Application Number: P5R30DEG

Sir/ Madam,

Sub :

Layout Approval – Rajakkal Village Panchayat, 232718 LGD Code, to grant permission to Layout Approval, Pernambut Block, Vellore District.

Ref :

Application from Thiru.R.D.Saravanan, VMD Developers and Promoters, SF.No.90/1A1A, 90/2 Pernambut Block, Vellore District - extent of 8794 Sq.m (or) 2.17 acre in Rajakkal Village Panchayat, Your Application regarding Layout approval for subject to the following conditions, permission given to Construct the layout of Rajakkal Village, Pernambut Block, Vellore District to the following Condition.

Body:

The Joint Director of Vellore Urban Planning mentioned according to their processes, Rajakkal Panchayat Village under Pernambut block final approval for the proposed Layout of area 8794 Sq.m (or) 2.17 acre in SF.No.90/1A1A, 90/2 of Thiru.R.D.Saravanan, VMD Developers and Promoters the land reserved for Park, Roads, Public Purpose and TANGEDCO areas vide grant document no.2943/2024, Dated:29.08.2024 (3087.60 Sq.m) is handed over to Panchayat President Rajakkal Local body and in principle approval is given. Further 8794 sq.m of land use change fees for the 61 plots mentioned below which have been sold have been paid under appropriate headings as per the submission of receipts there of, Ordinance No.79 Housing and Urban Development (Nov.4(3)) Department dated:04.05.2017, as per the Rajakkal Panchayat President Resolution No.270, dated.18 .09.2024 it is hereby ordered to

approve the 61 plots of 8794 Sq.m.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.