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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024

Date: 8/16/24 8:27 PM

From:

Village Panchayat

Sirunamalli

To :

S.Ravi
No.47 Gangaiamman kovil street
Mettukuppam Nerkunram,
Chennai-107

Online Application Number: 7P9V1W3N

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area - Permission order-Ranipet District – Nemili Taluk – Nemili Panchayat Union – Sirunamalli Panchayat/Village – 232668 LGD Code to grant permission to Residential layout for Survey Number: 119/7A, 119/8A2, 121/6, 121/7 and 121/8 – Site Extent: 8336.52 Sq. m (or) 2.06 Acres – Oder issues-reg

Ref :

On 13.12.2023., Applicant Mrs.S.Ravi, Online Application Form was received through Online Application

Number: 7P9V1W3N.

11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant Mrs.S.Ravi,, Scrutiny Fee Receipt, Dated: 18.12.2023
Applicant Mrs.S.Ravi,, Centage Fee and Display Board Payment Receipt, dated: 22.02.2024.
15 Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
17. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.202
19 Sirunamalli panchayat Resolution No:28/2024

Body:

This unobstructed certificate is valid only for the above land Nos. 39 and 39 of the plots issued in the office of Deputy Director of Urban Development (in charge) Ranipet. Any further change will automatically cancel this order. The above mental numbers subject to the above condition are: 1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15, 16,17,18, 19,20,21,22 ,23,24,25,25,27,28,28,30,31,32,33,34,35,36,37,38,39 It is hereby decreed to grant unimpeded certificate and authorization to land divisions for registration of land only.

Conditions:

1. The Panchayat Council will cancel the approval given to the plot without any prior notice if the evidence provided regarding the land rights and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may be affected.
2. If there is a low voltage/high voltage power line/telegraph line passing through the plot, the petitioner shall at his own cost relocate the line to the road edge or as shown on the approved plot map.
3 Copies of these documents must be provided to the purchasers while selling plots.
4 Roads and Parks donated to the Panchayat have nothing to do with the land owner who cannot claim the roads and parks for any reason.
5 As agreed in the affidavit given by the petitioner, the Panchayat Building Rules 1997 Rule 3(5) should provide all basic facilities such as drinking water, street lights, road facilities, drainage facilities and sewerage facilities at their own cost.
6 Do not encroach on public property owned by the government adjacent to the plot.

It is informed that in case of violation of the above conditions, the approval given to the said plot unit will be canceled without any prior notice.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.08.16 20:27:36

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.