Verified RealEstate™

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: Roc No: 25/2024
Date: 16/08/2024

Date: 8/19/24 1:17 PM

From:

Village Panchayat

Peranambakkam Panchayat office

To :

Mr . E . MURUGAN,
Door No: 271, Peranampakkam Village ,
Chetpet Taluk ,
Tiruvannamalai District ,
Pin : 606 904

Online Application Number: ZH8G9MRV

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District - Chetpet taluk
/Panchayat Union - Peranambakkam Village/ Panchayat - Tiruvannamalai district in S.F. Nos : 300/1 ,304/4A1C & 304/4a2 and the Extent of 0.54.17 Hectare ( 1.34 Acres ) - Technical clearance issued - forwarded for
further action - Reg.

Ref :

1.Applicants Mr . E . MURUGAN Letter, Dated: 04.03.2024.
2.District Town and country planning Office, Tiruvannamalai District , Letter No. ZH8G9MRV/2024 .(Road pattern issued on
dated: 22.06.2024 ).

Body:

your application for layout approval has been scrutinized, and permission is granted for as well as survey no:300/1 ,304/4A1C & 304/4a2 and the Extent of 0.54.17 Hectare ( 1.34 Acres ) of Peranambakkam
village/ Panchayat, Chetpet Taluk/ Panchayat Union , Tiruvannamalai District , the layout is approved, Hereby Final approval of the layout is accorded for the number of plots in layout in S F NO

300/1 ,304/4A1C & 304/4a2 – Site Extent: 0.54.17 Hectare ( 1.34 Acres ) in Pernambakkam Village (L.P. / D.T.C.P. (TVM) No. 240/2024 by DTCP)and forwarded for
further necessary action and the applicant ROC NO: ZH8G9MRV/2024/TCP

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

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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.