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RE REGULATORY RECORD

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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: P8Z17FIO/2024/TVM/2024/TCP

Date: 11/11/24 5:25 PM

From:

Village Panchayat

Hariyarapakkam

To :

Mr. M Natarajan.
Bramanar Street,
Vembakkam Postal / Village / Circle,
Thiruvannamalai District-604410.

Online Application Number: P8Z17FIO

Sir/ Madam,

Sub :

New layout approval - Tiruvannamalai District, Vembakkam Panchayat Union - Ariyarapakkam Panchayat - Survey Nos. 45/2A, 45/3A, 45/4A, 45/6A, 45/7A, 45/8, 45/9A, 45/10B, 45/11A - Issue of No Objection Certificate for registration of plots 1 to 35 in the newly created Phoenix Siva Sakthi Nagar layout in an area of 0.52.50 cents of acre - Dependent.

Ref :

1.Letter from Assistant Director of Town and Country Planning - Tiruvannamalai as per WT/S.T.C.C.E. (T.Malai) No.373/2024, dated: 05.09.2023.
2.Grant Document No.3908/2024, dated 05.09.2024 entrusted to the Village Panchayat for layout road and general allocation (location of transformer)
3. Ariyarapakkam Panchayat Resolution No. 43, Date:- 10.10..2024.

Body:

In the letter of the Assistant Director of Town and Country Planning - Tiruvannamalai mentioned in Exhibit - 1, Vembakkam Panchayat Union No. 394, Hariyarapakkam Panchayat and Village Survey Nos. . 45/2A, 45/3A, 45/4A, 45/6A, 45/7A, 45/8, 45/9A, 45/10B, 45/10B, 45/11A - Technical Approval for Layout for Newly Proposed Residential Layout in an area of 0.52.50 cents - Approved as per RT/STCC (T. V.Malai) No. 373/2024, dated: 05.09.2024. G.O. Ms. No. 79, Housing and Urban Development Department Day. As on 04.05.2017 Rs.35,000/- in writing Rs.35,000/- and plot inspection Rs.1000/- in writing. 36,000/- in writing and Rs.36,000/- in writing under the relevant Government Head Account and receipts for the same

have been submitted. 43, Day. A resolution has been passed approving these plots for sale vide 10.10.2024.

VVision - 2 The proposed roads including corner blocks, 1785.32 sq.m of transformer location 34.72 sq.m and 35.22 sq.m for Panchayat public use in Vembakkam Sub Registrar's Office, as per the document registered in No. 3129 of 2024, orders have been issued granting final approval and registration of plots for the above residential areas.

It is hereby informed that the extent of land area from 1 to 35 plots in the above residential layouts is 3464.68.00 sq.m. 3% of the market value Rs.82789/- and per site fee of Rs.1000/- per plot 35x1000=35000/- and site inspection Rs.1000/- including Rs.36000/- has been deposited in the fund account of hariyarappakkam Panchayat Fund.

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.