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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 688/2024A2

Date: 10/24/24 7:41 PM

From:

Executive officer

7, Car street, Sriperumbudur

To :

Thiru.T.Sathesh,
29A Nemili Road,
Sri Ram Nagar,
Sriperumbudur

Online Application Number: 080MYWUR

Sir/ Madam,

Sub :

Layout - Kanchipuram District - Sriperumbudur Town Panchayat - Residential layout to an extent of 5020.00 sq.m in the land bearing of Survey No.1073/42,1073/43,1073/44 in Sriperumbudur 'B' Village - Final Approval Issued.

Ref :

Deputy Director, Town and Country Planning Kanchipuram District, ROC No.080MYWUR/2024/TCP Dated:24-07-2024

Body:

Kanchipuram District Town and Country Planning to formation of a residential layout on the land owned by Thiru.T.Sathesh in Survey No.1073/42,1073/43,1073/44 under Sriperumbudur Town Panchayat with an area of 5020.00 sq.m. According to the technical approval given by the Deputy Director of Town and Country Planning as "SWP/D.DTCP/Kancheepuram District - LAYOUT No.85/2024" and as per Town Panchayat Council Resolution No.421 dated:12-09-2024, Sriperumbudur 'B' Village with the documents provided by them. It is hereby ordered that a residential plot consisting of 32 residential plots situated in Survey No.1073/42,1073/43,1073/44 with an area of 5020.00 Sq.m., as show in the attached map and subject to the following conditions.

1. The Deputy Director, District Town and Country Planning Office, Kanchipuram District vide his letter

No.080MYWUR/2024/TCP dated 24-07-2024 shall strictly adhere to all the conditions attached.
2. No encroachment shall be made for any reason whatsoever on the road and public utility areas entrusted to the Town Panchayat as per Gift Deed No.7971/2024 dated 13.07.2024.
3. The property documents furnished by them were later furnished by false. In case this Order is automatically cancelled. The petitioner is legally responsible for that.
4. Planning permission should be obtained from the Town Panchayat before construction on plots in this layout.
5. In case the plot land is acquired by the government at a later date, the plot holder will be bound by it.
6. If objection is raised in the audit regarding the fees charged for grant of layout approval, the amount of loss shall be paid by the layout owner.
7. Saplings should be planted and protected on the road sides in the plot.
8. As per GO (Status) No.141 Department of Housing and Urban Development (UD4(1)) dated 16.07.2022, basic amenities like road and rain water drainage facility established by the allottee for five years or after 60 percent of the plots are developed whichever is longer. Till then the responsibility of proper maintenance rests with the plot applicant / plot owner.
9. It is hereby informed that if the above conditions are violated, the approval of the plot issued to them will be automatically cancelled.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kancheepuram
Date:2024.10.24 19:41:22

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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