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DIGITALLY VERIFIED RECORD

செல் : 9655315333
8608865949

தேவிபூபாலன்

நந்தியாலம் ஊராட்சி மன்ற தலைவர்

ஆற்காடு ஒன்றிய தலைவர்கள் கூட்டமைப்பின் துணைத்தலைவர்
ஆற்காடு ஒன்றியம்

வாலாஜா தாலுக்கா, இராணிப்பேட்டை மாவட்டம் - 632 517.

ROC No: 71/2026 **26/08/2026**

தேதி :.....

From

The President
Nandiyalam Village Panchayat,
Arcot Panchayat Union,
Walajah Taluk,
Ranipet District – 632 517

To

M/s B&B Developers and Builders Pvt Ltd.,
C. Bobby Benedict
Managing Director
No.2, 13th East Cross Road,
Gandhi Nagar,
Katpadi Taluk, Vellore District – 632 006

(**Subject:- Final Layout Approval** for the Lands at **Nandiyalam Village Panchayat**, Arcot Panchayat Union, Walajah Taluk, Ranipet District in Survey Numbers: 306/3A1, 306/3B1, 306/3B2, 306/3C, 353/3B and 353/4B - **Site Extent of 2.27 Acres or 9185.00 Sq.m –** Permission to the Layout Approval)

Reference:-

1) Joint Director/ Deputy Director/ Assistant Director Ranipet Town and Country Planning, Planning Permission vide letter no: RPT/T3CWNB92/57020/2026/TCP, Dated: 19/03/2026 – Layout Approval No: DP/DTCP (RPT) No: 29/2026.

2) Gift Deed No.1879/2026 Date: 10/03/2026.

3) The Director of Directorate of Town and Country Planning Road Pattern vide letter no: RPT/T3CWNB92/57020/2026/TCP, Dated: 20/02/2026.

K. தலைவர்
நந்தியாலம் ஊராட்சி
ஆற்காடு ஊராட்சி ஒன்றியம்

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ஆற்காடு ஒன்றியம்

வாலாஜா தாலுக்கா, இராணிப்பேட்டை மாவட்டம் - 632 517.

4) Nandiyalam Village Panchayat Final Online Layout Approval: Dated: 13/07/2026 – ROC: 71/2026

தேதி :.....

Order:

View 1: Land with total extent of **2.27 Acres or 9185.00 Sq.m** located at **Nandiyalam Village Panchayat**, Arcot Panchayat Union, Walajah Taluk, Ranipet District in Survey Numbers: 306/3A1, 306/3B1, 306/3B2, 306/3C, 353/3B and 353/4B - Proposed for Residential Layout, Deputy Director/ Assistant Director Ranipet Town and Country Planning has issued Layout **Planning Permission vide letter no: RPT/T3CWNB92/57020/2026/TCP, Dated: 19/03/2026, Layout Approval No: DP/DTCP(RPT) No: 29/2026**. All conditions mentioned therein have been examined.

View 2: Gift Deed number mentioned in of the above audited, **No. 1879/2026 date: 10.03.2026**. Road Area, Park Area, Public Purpose area and TANGEDCO Area has been handed over to The President, Nandiyalam Village Panchayat as per the Order/ Drawing issued by the Director, Directorate of Town and Country Planning Office, Chennai vide letter no: **RPT/T3CWNB92/57020/2026/TCP**, Dated: 20/02/2026.

View 3: Therefore as per Deputy Director/ Assistant Director Ranipet Town and Country Planning, Planning Permission conditions mentioned there in have been completed and submitted.

View 4: The applicant has paid the fees under appropriate heads and made submission hence, the above Residential Layout in Nandiyalam Village / Panchayat Survey Nos: 306/3A1, 306/3B1, 306/3B2, 306/3C, 353/3B and 353/4B – with total Site Extent of 2.27 Acres or 9185.00 Sq.m **Residential Layout Plan with Plot Nos 01 to 29 are approved and in principal approval is given** with reference to the Final Online Layout Approval: Dated: 13/07/2026 – ROC: 71/2026.

K.Dev.
தலைவர்
நந்தியாலம் ஊராட்சி
ஆற்காடு ஊராட்சி ஒன்றியம்

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நந்தியாலம் ஊராட்சி மன்ற தலைவர்

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ஆற்காடு ஒன்றியம்

வாலாஜா தாலுக்கா, இராணிப்பேட்டை மாவட்டம் - 632 517.

தேதி :.....

Whereas in **the final online layout approval issued to the applicant dated 13/07/2026 – ROC No: 71/2026** the details of site Survey Nos, Site Extent, Plot Nos were not clearly mentioned with this letter whereby clarify and issue the final layout Approval. Hence the site is approved.

Thanks and Regards

K.Devi

தலைவர்

நந்தியாலம் ஊராட்சி

ஆற்காடு ஊராட்சி ஒன்றியம்

Layout Application - Final Approval Letter

Roc No: 71

Date: 7/13/26 3:36 PM

From:

Village Panchayat

Nandhiyalam

To :

C Bobby Benedict

Online Application Number: T3CWNB92

Sir/ Madam,

Sub :

Final Approval - C Bobby Benedict layout having survey nos.306/3A1, 306/3B1, 306/3B2, 306/3C, 353/3B, 353/4B, Nandhiyalam Village, Walaja Taluk, Ranipet district.

Ref :

Online layout approval application for C Bobby Benedict layout, Nandhiyalam Village, Walaja Taluk, Ranipet district.

Body:

The proposed residential layout "C Bobby Benedict Layout" in Survey Nos. 306/3A1, 306/3B1, 306/3B2, 306/3C, 353/3B, 353/4B, Nandhiyalam Village, Walajah Taluk Ranipet District, has been examined with the submitted documents and is hereby approved, subject to statutory conditions and necessary approvals from competent authorities.

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.07.13 15:36:09

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.