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

GOVERNMENT OF INDIA
NATIONAL MONUMENT AUTHORITY
COMPETENT AUTHORITY (TAMIL NADU)

Phone: 044- 25679332
E-mail: compauthority.tn@gmail.com

Fort St. George,
Chennai 600009, Tamil Nadu.

F.No.4/NMA/CA(TN)/2024-25/107 Date: 20/2/25

Sub: Layout/subdivision of plot in r/o Shri. Ragul Kumar

Ref: Your letter application on 12.11.2024.

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Please refer to your letter dated 12.11.2024, wherein you have requested for Layout/subdivision of plot at Survey No. 43/1A, 43/1B and 43/2. This is to inform you that Layout/subdivision of plot does not come under the purview of the Ancient Monument and Archaeological Sites and Remains Act 1958 (As amended in 2010) and rules made there under.

However, it may be noted that **no construction/re-construction in the prohibited area can be allowed except for repair & renovation of existing structures without changing the dimensions with prior permission**. However, NOC can be issued for construction in the regulated area with certain terms and conditions.

As per Section 20(A) of Ancient Monument and Archaeological Sites and Remains Act (Amendment & Validation) Act 2010 "every area beginning at the limit of the protected area or the protected monument, as the case may be, and extending to a distance of one hundred meters in all direction shall be the Prohibited Area.

In respect of such protected area or protected monument" and as per Section 20(B) "every area beginning at the limit of the Prohibited area in respect of every ancient monuments and Archaeological site and remains, declared as of national importance under Sections 3 & 4 and extending to a distance of two hundred meters in all direction shall be the Regulated Area in respect of every ancient monument and Archaeological site and remains".

This letter should not be considered as NOC for any construction/re-construction/repair/renovation etc., within prohibited/regulated area of a centrally protected monument.

20/2/2025

Competent Authority (Tamil Nadu)
& Regional Director (South)

Competent Authority (Tamil Nadu)
& Regional Director (South)
Archaeological Survey of India
Fort Saint George
Chennai - 600 009

To,
Shri. K. Ragul Kumar,
Deputy Director,
O/o The District Town & Country Planning,
D-Block, 4th floor, District collector office,
Vedhanarayanapuram, Venbakkam,
Chengalpet Disrict – 603 111.

Copy to:
1. Smt. S. Kalavathy and K. Sathya, No: 6/243, Andarkovil west, govindampalaiyam, Manmangalam, karur district – 639 008.

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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.