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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 001/2024

Date: 8/31/24 11:23 AM

From:

Village Panchayat

PERUMBULIPAKKAM PANCHAYAT OFFICE, PERUMBULIPAKKAM, NEMILI TALUK

To :

Mr. V. Pavan,
Managing Director of ISP Infrastructure Pvt. Ltd,
No: 4/4, Voora, Bagavandham Street,
T-Nagar, Chennai – 600017

Online Application Number: GHHU0LFN

Sir/ Madam,

Sub :

Layout Approval - Residential Layout in Non Planning Area - Ranipet District - Kaveripakkam Panchayat Union - Perumpulipakkam Panchayat – Survey numbers: 317/2, 318/1B, 319/1, 319/2, 320,321/2, 322/3, 325, 326 and 327/1 - Extent: 11.33 Acres – Granted for Residential Layout final Approval – Regarding.

Ref :

1.On 04.11.2023, Applicant Mr. V. Pavan, Managing Director of ISP Infrastructure Pvt. Ltd. Online

Application Form wasreceived through Online Application Number: GHHU0LFN.

11 Mr. V. Pavan, Managing Director of ISP Infrastructure Pvt. Ltd. Land Conversation Fee Rs.312265/- Receipt, Government E-Challan No.20240829009357, Dt:29.08.2024.
12 DTCP Demand Fees for Layout Approval fees and Layout Inspection fees for Rs. 281000/- Online Transaction ID: ae90bf4b-fdcd-470a-8cd7-92c063996552 Dated: 29.08.2024
**********

Order:-

Body:

Order:-

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Nemili Taluk, Kaveripakkam Panchayat Union, Perumpulipakkam Panchayat/Village comprised in the Survey numbers: 317/2,318/1B, 319/1, 319/2, 320, 321/2, 322/3, 325, 326 and 327/1 with an extent of 11.33 Acres.

In the continuation, with reference to the 9 th cited letter, road pattern for residential layout have been issued by the Director of Directorate of Town and Country Planning Office, Chennai on 13.05.2024 and road pattern for residential layout have been issued by the Director of Directorate of Town and Country Planning Office, Chennai through the approval number LP/DTCP No. 51/2024 on 09.07.2024. Further the Applicant Mr. V. Pavan, Managing Director of ISP Infrastructure Pvt. Ltd. has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The Panchayat President, Perumpulipakkam Panchayat on 18.06.2024 and necessary fees collectod to Panchayat. Hence, this layout has been Final approved with below conditions.

Conditions:-

1 If any land encroachment is found by the revenue department in the place where the plot is located, the permit will be canceled without any prior notice.

2 If the proofs provided for the land license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the land division is likely to be affected, the approval granted to the aproval will be canceled without any prior notice.

3 At the time of sale of plots, a copy of this order and a map approved by the Perumpuppakkam Panchayat Council must be provided to the plot buyer.

As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for anydevelopment the Executive Authority may wherever it is appropriate, make adequate provision for the preservation orplanting of trees, as may be specified. On all streets exceeding 7.2 meters in width, shade trees shall be planted not more

than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area

d) Workmanship, soundness of structure and materials use,

e) Quality of building services and amenities the construction of building and

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

7 Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

8 No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot beforethe fulfilment of the above conditions.

9 Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.

10 If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.

11 The hollow portion of the layout should be raised to street level.

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.