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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

M1/506/2025

O/o the Assistant Director,
Department of Geology and Mining,
Tenkasi
Dated: 12.11.2025

NO OBJECTION CERTIFICATE

Thiru.Nimala Arul Foundations Chidambara Vadivu has applied for No objection Certificate in order to obtain approval from the Directorate of Town and Country Planning (DTCP) for the proposed residential layout over an extent of 4.68 acres (01.86.30 Ha) in SF.No.453/1, 453/2, 455/1A & 456/1, Perumpathur Village, Sankarankovil Taluk, Tenkasi District vide Single Window Portal for Planning Permission (Ref.No: KER9J249).

2. Perumpathur Village, Sankarankovil Taluk has been noticed as "HACA Village" as per G.O Ms.No.49, Housing and Urban Development Department, dated 24.03.2003 and therefore clearance from the Hill Area Conservation Authority (HACA) is a pre-requisite for the proposed activities.

3. In this regard, the applied area was inspected by Assistant Geologist, Geology and Mining, Tenkasi and observed that the coordinates of the applied area are 08°57'60.00" °N and 77°18'28.05" °E. The area is almost a plain terrain, barren in nature. There is no existing quarry within a radial distance of 300 meters from the applied area.

4. In view of the above, this department has No Objection for the proposed residential layout over an extent 4.68 acre in S.F.Nos: 453/1, 453/2, 455/1A & 456/1, Perumpathur Village, Sankarankovil Taluk, Tenkasi District subject to the following conditions and fulfilment of all other statutory provisions.

a. The ownership of the property should be verified by approving authority before issuing approval.

b. The natural drainage pattern of the area should not be disturbed.

c. Proper drainage facility should be provided wherever applicable to drain the waste water.

d. Height, number of floors, design, restricted area distance, zone coverage and all other parameters pertaining to approval should be adhered to the concerned authorities.

12/11/2025

Assistant Director,
Geology and Mining,
Tenkasi.

Copy to

12/11/2025

Nimala Arul Foundations Chidambara Vadivu,
No.7D, Jegathambal Street,
Periyar Nagar, Nesapakkam,
West KK Nagar,
Chennai – 600 078.

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
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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.