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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

Town and Country Planning Department

F block, 4th floor, District Collectorate, Ranipet-632401

(Road Pattern)

ROC No. XDCCVB2I/2025/TCP/2025/TCP Date : 11/20/25 2:38 PM

To

Mr. Bobby Benedict,
M/s. B and B Developers and Builders Private Limited,
No:34, 12th East Coast Road,
Gandhi Nagar, Katpadi,
Vellore District – 632006.

Sir/ Madam,

Sub

Residential Layout in Non-Planning Area (Peri Urban Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Walajah Taluk – Arcot Panchayat Union –Nandhiyalam Village/Panchayat of Survey Numbers 356/4A1, 356/4A2A, 356/4A2B and 356/4A3 - Site Extent: 2550.00 Sq. m. or 0.63 Acres - Layout Road Pattern approval reg.

Ref:
1.The layout proposal received through online vide reference XDCCVB2I dated.09.10.2025.
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
5.DTCP Circular no.19799/2020/T dated 24/12/2020.

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

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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