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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: JE4N2UX/2024/2024/ TCP

Date: 9/12/24 4:50 PM

From:

Village Panchayat

Azhividaithangi

To :

Thiru.Boopalan S/o Rangasamy and N Babu
No.77, Anchur Salai, Erivoy, Ayyampettai, kancheepuram - 631601.,Ayyampettai,Walajabad,Kancheepuram,631601

Online Application Number: JE4N2U8X

Sir/ Madam,

Sub :

New layout approval - Tiruvannamalai District, Vembakkam Panchayat Union - Azhiyidaithangi Panchayat - Survey Nos. 456/10 - Issue of No Objection Certificate for registration of 66 plots in the newly developed Ramachandra Nagar layout in an area of 2.06 cents of acre - Dependent.

Ref :

1.Letter of Assistant Director of Town and Country Planning - Tiruvannamalai as per RT/S.T.C.C.E. (T.Malai) No.131/2024, dated: 02.05.2024.
2.Plot Road and General Allocation (Location of Transformer) Dhana Document No.1753/2024, Dated.02.05.2024 Panchayat Resolution No. 203, Date:- 10.09.2024.

Body:

In the letter of the Assistant Director of Town and Country Planning - Tiruvannamalai mentioned in Exhibit - 1, the Azhividaithangai Panchayat and Village Survey Nos. 456/10 of Vembakkam Panchayat Union. Technical Approval for the new residential layout in an area of 2.06 cents in 456/10 has been approved vide RT/STCC (T.Hill) No.131/2024, dated: 02.05.2024. G.O.Ms.No. 79, Housing and Urban Development Department Day. As on 04.05.2017 Rs.69,000/- in writing sixtynine thousand and plot inspection Rs.1000/- in writing. 70,000/- in writing and Rs. 70,000/- in writing under the relevant Government Head Account and receipts for the same have been submitted. 203, Day. A resolution has been passed approving these plots for sale vide 10.09.2024

Vision - 2 Proposed roads including corner blocks, 2336.80 sq.m. Transformer location 31.59 sq.m and 33.46 sq.m. dust for Panchayat public use, 1 book in the Sub Registrar's Office for Panchayat public use, as per the document registered in No. 1753 of 2024, orders have been issued granting final approval and registration of plots for the above residential areas.

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.