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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

11 /08/2025

அனுப்புநர் :

K. தமிழ்மணி & ஆஷிஷ் ஜெயின்
எண் : 271, TNHB, மங்களம்
திருப்பத்தூர், வேலூர்-635601

பெறுநர்:

THE CHAIRPERSON
TNRERA, எழும்பூர்
சென்னை - 600 008.

அய்யா,

பொருள் :- மனைப்பிரிவின் மொத்தப் பரப்பு திருத்தம் கோருதல் -தொடர்பாக

பார்வை :- ந.க.எண் : 5916/2025

மேற்கொண்ட பொருள் தொடர்பாக, செங்கல்பட்டு மாவட்டம் & வட்டம், காயராம்பேடு ஊராட்சி & கிராமம், புல எண்கள் : 372/4A1B & 372/70 ன் பரப்பு 1861.55 ச.மீ ல் மனைப்பிரிவு அனுமதி DTCP யிடம் அனுமதி எண்: 42/2024 மூலம் பெற்று காயராம்பேடு ஊராட்சி கடித எண் : YY 2RSUEQ/2024/TCP மூலம் 26/09/2024 அன்று அனுமதி பெற்றுள்ளோம்.

அதில் ஊராட்சியின் அனுமதி கடிதத்தில் மனையிடத்தின் மொத்தப்பரப்பு 1861.55 ச.மீக்கு பதில் தவறுதலாக 1492.55ச.மீ என்று குறிப்பிடப்பட்டுள்ளனர். எனவே மனைப்பிரிவின் சரியான மொத்தப்பரப்பு 1861.55 ச.மீ தான் என்று தலைவர், காயராம்பேடு ஊராட்சி அவர்கள் கோரிய கடிதத்தை இத்துடன் இணைத்துள்ளேன். எனவே இந்த கடிதத்தை பெற்றுக் கொண்டு TNRERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறேன்.

இப்படிக்கு

K. தமிழ்மணி & ஆஷிஷ் ஜெயின்

05/08/2025

அனுப்புநர் :

உயர்திரு தலைவர் அவர்கள்
காயராம்பேடு ஊராட்சி
காயராம்பேடு

பெறுநர் :

K. தமிழ்மணி & ஆஷிஷ் ஜெயின்
எண் : 271, TNHB, மங்களம்
திருப்பத்தூர், வேலூர்-635601

அய்யா,

பொருள் :- மனைப்பிரிவின் மொத்தப் பரப்பு திருத்தம் கோருதல் -தொடர்பாக
பார்வை :- ந.க.எண் : YY 2RSUEQ/2024/TCP.

மேற்கொண்ட பொருள் தொடர்பாக, செங்கல்பட்டு மாவட்டம் & வட்டம், காயராம்பேடு ஊராட்சி & கிராமம், புல எண்கள் : 372/4A1B & 372/70 ன் பரப்பு 1861.55 ச.மீ ல் மனைப்பிரிவு அனுமதி DTCP யிடம் அனுமதி எண்: 42/2024 மூலம் பெற்று காயராம்பேடு ஊராட்சி கடித எண் : YY 2RSUEQ/2024/TCP மூலம் 26/09/2024 அன்று அனுமதி பெற்றுள்ளனர்.

அதில் ஊராட்சியின் அனுமதியில் மனையிடத்தின் மொத்தப்பரப்பு 1861.55 ச.மீக்கு பதில் தவறுதலாக 1492.55ச.மீ என்று குறிப்பிடப்பட்டுள்ளது. ஆனால் மனைப்பிரிவின் சரியான மொத்தப்பரப்பு 1861.55 ச.மீ தான் என்பதை இக்கடிதம் மூலம் தெரிவித்துக் கொள்கிறேன்.

P. J...

தலைவர்
காயராம்பேடு ஊராட்சி
காயரம்பேடு ஊராட்சி
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்

Layout Application - Final Approval Letter

Roc No: YY2RSUEQ/2024/TCP

Date: 9/26/24 2:52 PM

From:

Village Panchayat

Panchayat Office Building, Pilayar kovil Street, Kayarambedu, Chengalpattu (Dist)

To :

THAMIZHMANI ASHISHJAIN, No 271 TNHB ,Mangalam,Tirupattur,Vellore,635601

Online Application Number: YY2RSUEQ

Sir/ Madam,

Sub :

LAYOUT APPROVAL

Ref :

Final Approval

Body:

Sub : Residential Layout - Office of Chengalpattu District - Kattankolathur Panchayat Union - KAYARAMBEDU Panchayat - Acknowledging and Approving to an extent of 1492.25 Sq.m in the Land Bearing S.No.372/4A1B and70. 01 TO 10 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - Reg.

THIRU.THAMIZHMANI ASHISHJAIN JAIN,
No 271/TNHB, Mangalam,
Tirupattur, Vellore, 635601
3/2024-2025/ Kayarambedu panchayat office.

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Kattankolathur Panchayat Union, KAYARAMBEDU Panchayat, and Approving to an extent of 1492.25 Sq.m in the Land Bearing S.No.372/4A1B. 01 to 10 Residential Plots Layouts, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 03/ 2024 Subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the KAYARAMBEDU Panchayat with the document No: 5431/2024 Dated:08.04.2024 Registered at the Guduvancheri Sub Registrar Office.

3. According to the ordinance in Reference 13, 3% Market Value fee for Residential Layout Plot of Rs. 170000/-Payment Receipt No.20240822005475, Dated.22.08.2024.
1.Layout Approval Fee - Rs.112429/- Transaction ID : 11000240869408, Dated.16.092024.
2.Layout Inspection Fee - Rs.5000/- Transaction ID : 11000240869408, Dated.16.092024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union, KAYARAMBEDU Village Panchayat , extent of 2510.92 Sq.m in the Land Bearing S.No.118/1B,126/3,4. 01 to 26 Residential Plots, It is herby ordered to Grant Approval for the Above Mentioned Residential Layout.

Conditions :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No.YY2RSUEQ/2024/TCP Dated.30.01.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 03/2024, All the Special conditions mentioned must be strictly followed.
2.Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.
3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval Map.
7.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.
8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local Body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
KAYARAMBEDU, Panchayat.

To.
THIRU.THAMIZHMANI ASHISHJAIN JAIN,
No 271/TNHB, Mangalam,
Tirupattur, Vellore, 635601

Copy To :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.
2.The Sub Registrar, Office of the Sub Registrar, Guduvanchery.
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5.Block Development Officer (BP), Kattankolathur Panchayat Union.

6.Panchayat Secretary, KAYARAMBEDU, Panchayat Office, Kattankolathur Panchayat Union.
7. Others.

KAYARAMBEDU, PANCHAYAT RESOLUTION COPY

On 28/15.08.2024 in the month of August 2024, Thursday at 11.00 am, the ordinary meeting of KAYARAMBEDU, Panchayat members was held in the Panchayat Office.
Details if the actions taken in the meeting at that time are as follows.

Chairman : Mrs.P.JAYAGANTHI as Panchayat President.
10 Ward Members including the Panchayat President.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.09.26 14:52:27

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.