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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™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 258/2024 Date: 8/2/24 2:16 PM

From:

Executive officer

60,Kuyavar stret,Panapakkam,Nemili(Tk),Ranipet(Dt),631052

To :

BASHKAR AND KIRUBANANDAM
No F3, No. 5/3 Lalitha Nagar 2ND Street, Mylapore, Anna Nagar,Avadi,Tiruvallur,600028

Online Application Number: VLI9C7JQ

Sir/ Madam,

Sub :

Thenmampakkam Village under Panappakkam Panapakkam Town Panchayat of Ranipet District, Survey no. 24/2, 24/3, 24/4, 24/5, 24/6, 24/7, 24/8, 24/9, 24/10, 24/15 and 24/16–2.10 Acres (a) 8500 Sq. m. DTCP Joint Director / Assistant Director's letter No. As per Roc. No. RPT/VLI9C7/24812/2024/TCP Date:04.07.2024 Technical Permission has been given to set up residential plot. For approve and grant final approval to the local authority as a subdivision where 52 residential plots are located as seen on the residential subdivision map as per the subdivision conditions. - regard

Ref :

1. / ... RPT/VLI9C7/24812/2024/TCP Date:04.07.2024
2. . 277 . 31.07.2024

Body:

Thenmampakkam Village under Panappakkam Town Panchayat, Ranipet District, Survey no. 24/2, 24/3, 24/4, 24/5, 24/6, 24/7, 24/8, 24/9, 24/10, 24/15 and 24/16–2.10 Acres (a) 8500 Sq. m Town and Country planning Department (Planning Permission) Joint Director / Deputy Director / Assistant Director's letter No. As per Roc.No. RPT/VLI9C7/24812/2024/TCP Date:04.07.2024 Technical Permission has been given to set up residential plot. According to the conditions of the residential plot, Mr. Bashkar and Mr. KIRUBANANDAM No F3, No. 5/3 Lalitha Nagar 2ND Street, Mylapore,,Anna Nagar, Avadi, Tiruvallur,600028 to carry out basic

facilities such as road development, drainage, street lights, drinking water pipeline and get appropriate estimates from the Town Panchayat Junior Engineer and collect the fees payable to the Town Panchayat from the petitioner online. By Rs. 2,40,260/- has been collected. Subject to the conditions sent by the Urban Development Department, the above survey no. Survey no. 24/2, 24/3, 24/4, 24/5, 24/6, 24/7, 24/8, 24/9, 24/10, 24/15 and 24/16–2.10 Acres (a) 8500 Sq. m . As per the map approved by the . Town and Country planning Department (Planning Permission) on the area of land, Eswaran Nagar Phase-4 is recognized as a plot of land with 52 residential plots in the Town Panchayat and hereby the local authority gives final approval and orders.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Ranipet
Date:2024.08.02 14:16:52

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.