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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1/2024/Layout/Silavattam panchayat.

Date: 3/7/24 1:43 PM

From:

Village Panchayat

Panchayat Office Building, Silavattam village, Silavattam Panchayat ,Madurantakam Block,Chengalpattu District

To :

Mr.M.Suresh Kumar,
No.21, 4th Cross Street,
Pondicherry - 605 011.

Online Application Number: PLC2PNAD

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu Distrect - Maduranthkam Panchayat Union - Silavattam Panchayat - Formation to an extent of 8450.00 Sq.m. (2.08 Acre) in the Land Bearing S.No.81B/2A,2B,193/1A - Chengalpattu District, , Maduranthagam Panchayat Union, Silavattm Panchayat and Village - Final approval issued – Reg

Ref :

1.Town and Country Planning Joint Director / Deputy Director / Assistant Directr Chengalpattu District.R.C.No.PLCZPND/2023/TCP/2024/TCP, Dated.30.01.2024.
2. Silavattam Panchayt, Maduranthgam Panchay Union, Ordinary Council Meeting Resolution No.08,date. 26.02.2024

Body:

Order:

In The Reference 1st Cited Above Letter from the Assistant Director Town and Country Planning

The Local Body Demand was Generated and Demant Fees Paid.

| S.No | Discription | Amount(Rs.) |
|---|---|---|
| 1 | Layout approvel fees | 4,30,428 |
| 2 | Layout Inspection fees | 1,500 |
| | Total | 4,31,928 |

In The Reference 2nd Cited Above Silavattam Panchayt, Maduranthgam Panchay union, ordinary council meeting Resolution No.08,date. 26.02.2024 passed for Final Approval The above Residential layout 54 Plots with condition.

Conditions

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No.Dated. 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. 237/2023, 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 It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

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

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# 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.