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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

## BUILDING PLAN APPROVAL – FINAL APPROVAL LETTER

Proceedings of Executive Officer/Village Panchayat President of Thiruvidanthai Village Panchayats
224336 LGD Code – Thiruporur Block Panchayat, Chengalpettu District

President : Mr./Mrs : K.AMUDHA

Roc No:9 Date:13/12/2025

Sub:

Building License - Thiruvidanthai Village Panchayat, 224336 LGD Code, to grant permission to construct Residential Building at Old SF No. 146/2, 146/3A, 146/3B1, 146/3B2, 146/3B3, 146/3B4, 146/4A1, 146/4A2, 146/4B1, 146/4B2, 146/4B3, 146/4B4, 146/4B5, 147/1, 147/2A, 147/2B, 147/3A, 147/3B, 147/3C, 147/4, 147/5A, 147/5B, 147/5C, 147/5D, 147/5E, 147/6A, 147/6B, 147/7A, 147/7B, 147/7D, 147/8A, 147/8B, 147/8C, 147/8F, 147/8H Site area 26859.73 sq.m Building FSI Area 13281.65 sq.m New SF.Nos. 146/2A, 146/2B, 146/2C, 146/3A1, 146/3A2, 146/3A3, 146/3B1A1A, 146/3B1A1B, 146/3B1A2, 146/3B1A3, 146/3B1B, 146/3B2A, 146/3B2B, 146/3B3A, 146/3B3B, 146/3B3C, 146/3B4, 146/4A1A, 146/4A1B, 146/4A1C, 146/4A2A1, 146/4A2A2, 146/4A2A3, 146/4A2B, 146/4B1, 146/4B2, 146/4B3, 146/4B4A1, 146/4B4A2, 146/4B4B, 146/4B5A, 146/4B5B, 147/1A, 147/1B, 147/2A1, 147/2A2, 147/2B, 147/3A1A1, 147/3A1A2, 147/3A1B, 147/3A2, 147/3B1, 147/3B2, 147/3C1, 147/3C2, 147/4A1, 147/4A2, 147/4A3, 147/4A4, 147/4A5, 147/4B, 147/5A1, 147/5A2, 147/5B1, 147/5B2, 147/5C1, 147/5C2, 147/5C3, 147/5C4, 147/5C5, 147/5D1A, 147/5D1B, 147/5D1C, 147/5D1D, 147/5D2, 147/5E, 147/6A1A1, 147/6A1A2, 147/6A1B, 147/6A2, 147/6B1A, 147/6B1B, 147/6B2, 147/7D1A, 147/7D1B, 147/7D2, 147/8F, 147/8H, Thiruvidanthai. Thiruporur. Chengalpattu. Building Survey No:146 Sudivision:2 Plot No:0-Orders issued reg.

Ref:

Application from Mr./Mrs.: VNCT Global LLP S/o, H/o., SWP/BPA/558594/2025 Survey No: 146 subdivision: 2 in Thiruvidanthai Village Panchayat, Plot No:0 Dt: 17/06/2025 B.A.No. (9)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in SF No. 146/2 etc of Thiruvidanthai Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

PROPOSED FLOOR DETAILS :

| Sl. No | Description | FSI (Sqm) | Non FSI Area (Sqm) | FSI area sum of One Villa (Sq.m) | Total No of Blocks | Total FSI Area | Total Non FSI Area | Total Built-up Area (Sqm) |
|---|---|---|---|---|---|---|---|---|
| 1 | Building - 31 - 37 | | | | | | | |
| | Ground Floor | 89.60 | - | 185.88 | 7 | 1301.16 | 77.28 | 1378.44 |
| | First Floor | 96.28 | - | | | | | |
| | Head Room | - | 11.04 | | | | | |
| 2 | Building - 38 | | | | | | | |
| | Ground Floor | 52.04 | - | 109.69 | 1 | 109.69 | 9.51 | 119.20 |
| | First Floor | 57.65 | - | | | | | |
| | Head Room | - | 9.51 | | | | | |
| 3 | Building - 39 | | | | | | | |
| | Ground Floor | 81.63 | - | 172.01 | 1 | 172.01 | 10.68 | 182.69 |
| | First Floor | 90.38 | - | | | | | |
| | Head Room | - | 10.68 | | | | | |
| 4 | Building - 40 - 44 | | | | | | | |
| | Ground Floor | 57.98 | - | 127.73 | 5 | 638.65 | 73.00 | 711.65 |
| | First Floor | 69.75 | - | | | | | |
| | Head Room | - | 14.60 | | | | | |
| 5 | Building - 45 - 49 | | | | | | | |
| | Ground Floor | 57.98 | - | 127.73 | 5 | 638.65 | 73.00 | 711.65 |
| | First Floor | 69.75 | - | | | | | |
| | Head Room | - | 14.60 | | | | | |
| 6 | Building - 50 & 50 | | | | | | | |
| | Ground Floor | 74.47 | - | 163.87 | 2 | 327.74 | 31.92 | 359.66 |
| | First Floor | 89.40 | - | | | | | |
| | Head Room | - | 15.96 | | | | | |



| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 7 | Building - 52 | | | | | | | |
| | Ground Floor | 58.67 | - | 119.09 | 1 | 119.09 | 14.52 | 133.61 |
| | First Floor | 60.42 | - | | | | | |
| | Head Room | - | 14.52 | | | | | |
| 8 | Building - 53 | | | | | | | |
| | Ground Floor | 51.99 | - | 109.62 | 1 | 109.62 | 9.51 | 119.13 |
| | First Floor | 57.63 | - | | | | | |
| | Head Room | - | 9.51 | | | | | |
| 9 | Building - 54 | | | | | | | |
| | Ground Floor | 65.75 | - | 131.65 | 1 | 131.65 | 11.20 | 142.85 |
| | First Floor | 65.90 | - | | | | | |
| | Head Room | - | 11.20 | | | | | |
| 10 | Building - 55 | | | | | | | |
| | Ground Floor | 51.99 | - | 109.62 | 1 | 109.62 | 9.51 | 119.13 |
| | First Floor | 57.63 | - | | | | | |
| | Head Room | - | 9.51 | | | | | |
| 11 | Building - 56 - 59, 64 - 67 | | | | | | | |
| | Ground Floor | 58.59 | - | 118.93 | 8 | 951.44 | 116.16 | 1067.60 |
| | First Floor | 60.34 | - | | | | | |
| | Head Room | - | 14.52 | | | | | |
| 12 | Building - 60 - 63, 68 - 71 | | | | | | | |
| | Ground Floor | 58.59 | - | 118.93 | 8 | 951.44 | 116.16 | 1067.60 |
| | First Floor | 60.34 | - | | | | | |
| | Head Room | - | 14.52 | | | | | |
| 13 | Building - 72 | | | | | | | |
| | Ground Floor | 77.43 | - | 167.36 | 1 | 167.36 | 11.71 | 179.07 |
| | First Floor | 89.93 | - | | | | | |
| | Head Room | - | 11.71 | | | | | |

திருப்போரூர் ஊராட்சி ஒன்றியம் திருவிடந்தை ஊராட்சி செங்கல்பட்டு மாவட்டம்

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 14 | Building - 73 | | | | | | | |
| | Ground Floor | 51.99 | - | 109.19 | 1 | 109.19 | 9.51 | 118.70 |
| | First Floor | 57.20 | - | | | | | |
| | Head Room | - | 9.51 | | | | | |
| 15 | Security room | | | - | | - | 6.25 | 6.25 |
| | Grand Total | | | | 43 | 5837.31 | 579.92 | 6417.23 |

Professional Details :

| Professional Name | Professional Category |
|---|---|
| DHINESH T | Architect Grade I |
| B SENTHIL KUMAR | Structural Engineers Grade I |
| B SENTHIL KUMAR | Construction Engineers |
| SIVAPRIYA S V | Geo-Technical Engineers |

1. This permission will be valid for a period of five years from 13/12/2025 to 13/12/2030.
2. No encroachment shall be made on Government/Village Panchayat land or Street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019.
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.

திருப்போரூர் ஊராட்சி ஒன்றியம் திருவிடந்தை ஊராட்சி

8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Thiruvidanthai immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.

11. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.

12. When the construction is completed, it is obligatory to obtain the Completion Certificate.

13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: VNCT Global LLP
S/o., W/o,
No.10, Tarapore Avenue, Harrington Road, Chennai - 600031,
Nungambakkam, Egmore, Chennai

திருப்போரூர் ஊராட்சி ஒன்றியம்
திருவிடந்தை ஊராட்சி
செங்கல்பட்டு மாவட்டம்

K. Amudha
தலைவர்
திருவிடந்தை ஊராட்சி
திருப்போரூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்.

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

**Verified RealEstate**
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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.