Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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
verified.realestate

DIGITALLY VERIFIED RECORD

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Veerapuram Village Panchayats 224069 LGD Code -Kattankolathur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : M.DILLI

Roc No: 12/ 2025-2026 **Date:** 29/07/2025

Sub:

Building License –Veerapuram Village Panchayat , 224069 LGD Code, to grant permission to construct Residential building at Paranur Village , Paranur , Chengalpattu , Chengalpattu. Building Survey No : 34 subdivision: 3PT,35 subdivision: 3PT,36 subdivision: 1PT-2,37 subdivision: -,38PT subdivision: -,39 subdivision: 1-2-3,40-41PT subdivision: -,51 subdivision: 1PT-2PT,52 subdivision: 3PT,53 subdivision: 2PT,164 subdivision: 1PT-2PT,196PT- 197PT subdivision: -,202 subdivision: 1,203 subdivision: 1-2-3,204 subdivision: 1-2-3-4-5,205 subdivision: -,206 subdivision: 1-2-3,207 subdivision: 1-2,221 subdivision: -,223 subdivision: 1-2 Plot No : P23/2,-Orders issued – reg.

Ref:

Application from Mr./Mrs.:Ashiana Housing Limited S/o, H/o. , SWP/BPA/464127/2025 Survey No: 34 subdivision: 3PT,35 subdivision: 3PT,36 subdivision: 1PT-2,37 subdivision: -,38PT subdivision: -,39 subdivision: 1-2-3,40-41PT subdivision: -,51 subdivision: 1PT-2PT,52 subdivision: 3PT,53 subdivision: 2PT,164 subdivision: 1PT-2PT,196PT- 197PT subdivision: -,202 subdivision: 1,203 subdivision: 1-2-3,204 subdivision: 1-2-3-4-5,205 subdivision: -,206 subdivision: 1-2-3,207 subdivision: 1-2,221 subdivision: -,223 subdivision: 1-2 in Veerapuram Village Panchayat , Plot No:P23/2, Dt: 20/02/2025 B.A.No. (12)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Paranur Village of Veerapuram Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 10	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 11	12	Floor 5	Nill	Residential	Bricks	13558.80	1259.65

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 11	12	Floor 6	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 7	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 8	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 9	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 10	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 11	Nill	Residential	Bricks	13558.80	1259.65
Block 11	4	Floor 0	Nill	Residential	Bricks	8556.40	794.92
Block 11	12	Floor 12	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 13	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 14	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 1	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 3	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 2	Nill	Residential	Bricks	13558.80	1259.65
Block 11	12	Floor 4	Nill	Residential	Bricks	13558.80	1259.65
Block 12	12	Floor 11	Nill	Residential	Bricks	13558.85	1259.66
Block 12	1	Floor 0	Nill	Residential	Bricks	3891.19	361.50
Block 12	12	Floor 1	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 2	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 3	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 4	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 5	Nill	Residential	Bricks	13558.85	1259.66

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 12	12	Floor 6	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 7	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 8	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 9	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 10	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 12	Nill	Residential	Bricks	13558.85	1259.66
Block 12	12	Floor 13	Nill	Residential	Bricks	13558.85	1259.66
Block 12	11	Floor 14	Nill	Residential	Bricks	13558.85	1259.66
Block 13	1	Floor 0	Nill	Residential	Bricks	2851.45	264.91
Block 14	1	Floor 0	Nill	Residential	Bricks	255.75	23.76
Block 15	1	Floor 0	Nill	Residential	Bricks	255.75	23.76
Block 2	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 3	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 4	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 5	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 6	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 7	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 8	1	Ground Floor	Nill	Residential	Bricks	0	0.00
Block 9	1	Ground Floor	Nill	Residential	Bricks	0	0.00

Professional Details :

Professional Name	Professional Category
UDHAYAkKUMAR	Structural Engineers Grade I
Manojkumar G	Geo-Technical Engineers
UDHAYAKUMAR	Construction Engineers
R.Veeramani	Quality Auditors

1. This permission will be valid for a period of five years from 29/07/2025 to 29/07/2030

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.
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 Veerapuram 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: Ashiana Housing Limited ,

S/o., W/o ,

Ashiana Shubham, Villa Viviana, Melrosapuram Main Road, Maraimalai Nagar , Maraimalainagar , Chengalpattu , Chengalpattu

President Name : M.DILLI

Executive Officer/ Village

Veerapuram Viilage Panchayat,224069

Kattankolathur Block Panchayat,

Chengalpattu District.

Signature Not Verified

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.07.29 15:57:04



தேதி : 08-08-2025

To

The Secretary,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chennai.

Sub: **Confirmation of Building Permit Issued by Panchayat – Ashiana Vatsalya Phase 2 and 3.**

Dear Sir/Madam,

This is to inform you that Ashiana Housing Limited vide Letter no. SWP/BPA/0464127/2025 dated 23.06.2025 had obtained the building permit for the project **Ashiana Vatsalya**situated at Plot No. P23/2pt Comprised in Survey Nos.34/3pt, 35/3pt, 36/1pt, 2; 37,38pt; 39/1, 2, 3; 40; 41pt; 51/1pt, 2pt; 52/3pt; 53/2pt; 164/1pt, 2pt; 203/1,2,3; 204/1,2,3,4,5; 205; 206/1, 2, 3; 207/1, 2; 221; 223/1, 2 with a total site extent of 72416.26 sqm. Through this approval **Tower No. 2 (Wing D & E)** having G+14 floors with total FSI of 18417.47 sqm. and **Tower 5 (Wing L & M)** having G+14 floors with total FSI of 18005.70 sqm. were approved.

Thereafter, the Panchayat has granted the building permission in accordance with the planning norms, and upon satisfaction of the conditions mentioned in the planning permit issued by DTCP. However, the block numbers mentioned in the building permission due to some technical error are mentioned as Block 1, 10, 11, 12, etc.

We hereby confirm that the blocks as mentioned in DTCP approval and Panchayat permit are same. The discrepancy in numbering of blocks in the Panchayat permit may kindly be treated as a clerical error and may be ignored accordingly.

Thanking you,

Yours faithfully,

M. [illegible].

தலைவர்
வீராபுரம் ஊராட்சி
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்.

Annexure:

1. Planning Permit.
2. Building Permit.

Copy to :
M/s.Ashiana Housing Ltd
Plot 23/2,2nd Avenue,
MWC,Paranur Village,
Chengalpet 603002

தலைவர்
வீராபுரம் ஊராட்சி
காட்டாங்கொளத்தூர் 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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.