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DIGITALLY VERIFIED RECORD

08.08.2026
Chennai

To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.133, G-Block, 1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,
Ref: Our online Application No. TNRERA/PBF/0447/2026 Dated:29.07.2026
(TNRERA/PBF/0.72/2026 Dated: 22.06.2026)

We would like to inform you that we have applied for the grant of registration of our project **"BRISTOL"** Residential Buildings (Ground + 1 Floor) with **27 Villas and Club House** comprised in S.F. Nos: 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C of Padur Village, Thiruporur Taluk, Chengalpattu District. In this regard we are submitting the following clarification:

1. 1. We have purchased the plots from an existing approved layout, which has an existing road facility. Subsequently, we obtained subdivision approval for the layout by gifting the required land to the Local Body and TANGEDCO.
2. As per the land ownership documents, the total land area available is **3,445.79 Sqm**, whereas the area reflected in the Patta is **3,360 Sqm**. There is a shortfall of **85.79 Sqm** between the land area mentioned in the ownership documents and the area reflected in the Patta.

We have now applied for registration of the Building Project with a total land area of **3,445.79 Sqm**, which is in accordance with the land ownership documents. We kindly request you to consider and accept the land area of **3,445.79 Sqm** for the purpose of project registration.

With submission of above we request you to process our file and do the needful to issue TNRERA Registration as the earliest.

Thanking you
Yours truly
For **M/s. ALAMO XS REAL PRIVATE LIMITED**

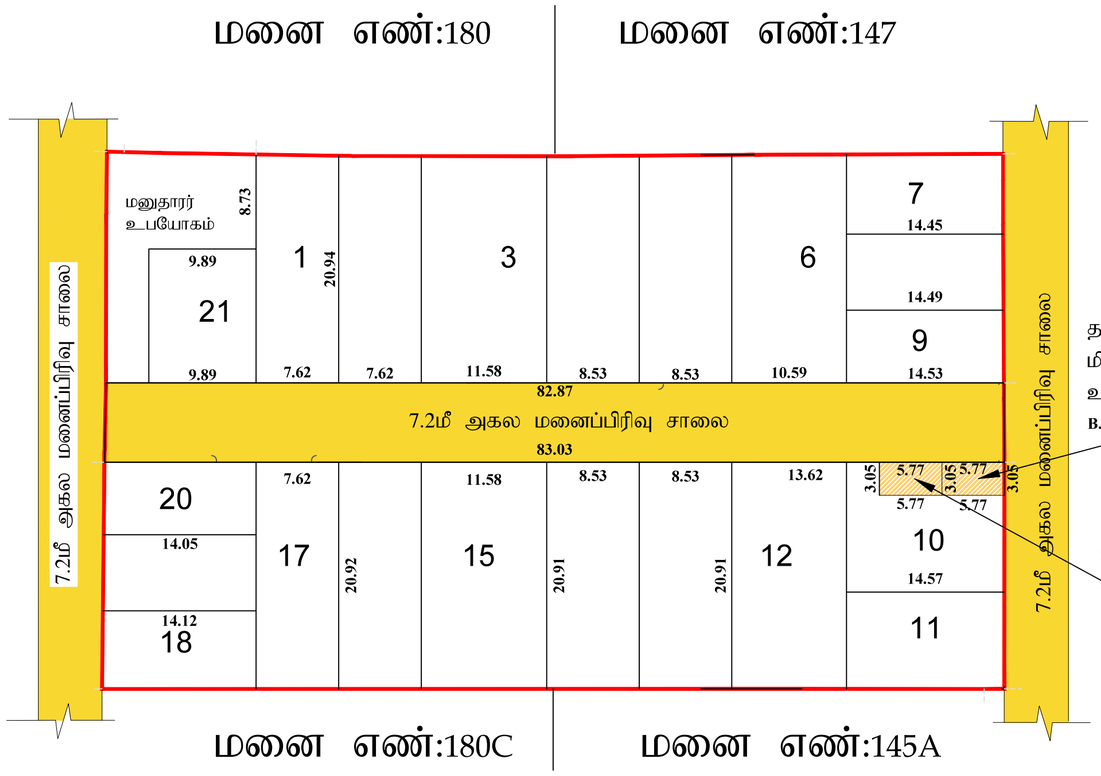
For Alamo XS Real Private Limited

M KANNAN
Managing Director

Authorised Signatory

Alamo XS Real Private Limited
(Formerly known as XS Real Properties Private Limited)
CIN : U70101TN1995PTC030815
GST : 33AAACX0030G1Z0
12, South Mada St, Srinagar Colony, Saidapet, Chennai – 600015.
Email : contact@alamoxsreal.com
Website : www.alamoxsreal.com

வரன்முறைபடுத்தப்பட்ட மனைப்பிரிவு
ம.வ/மா.உ.தி.கு.எண். 34(R)/2018



தமிழ்நாடு மின் உற்பத்தி மற்றும் மின் பகிர்மானகழக உபயோகத்திற்கு
B.(TANGEDCO)

உள்ளாட்சி உபயோகத்திற்கு
A.(Localbody)

வரன்முறைபடுத்தப்பட்ட மனைப்பிரிவு
ம.வ/மா.உ.தி.கு.எண். 34(R)/2018

நகர் ஊரமைப்பு துறை - மாமல்லபுரம் உள்ளூர் திட்ட குழுமம்

பற்ர் ஊராட்சி

செங்கல்பட்டு மாவட்டம், திருப்போரூர் வட்டம், திருப்போரூர் ஊராட்சி ஒன்றியம், பற்ர் கிராமம், புதிய சர்வே எண்கள்:42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B, 52/1A3C -ல் ஏற்கெனவே வரன்முறைபடுத்தப்பட்ட மனைப்பிரிவு ம.வ/மா.உ.தி.கு.எண். 34(R)/2018-ல் அமையும் மனைகளாக மாற்றம் செய்யும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில் நுட்ப ஒப்புதல் வரைபடம்.

இணையதள விண்ணப்பம் எண்: V8RJGMVS/2025
அளவுத்திட்டம் - 1 : 400

வ

குறிப்புகள்:

மனைப்பிரிவு இடத்தின் பரப்பளவு	3360.00சமீ
மனைப்பிரிவு இடத்தின் எல்லை	
நிலையிலுள்ள சாலை	
மனைப்பிரிவு உத்தேச சாலை	
கோரிய மனைகளின் எண்ணிக்கை	22 எண்ணம்

ஒதுக்கிய மனைகளின் எண்ணிக்கை

சாதரண வகை மனைகள்:

மனை எண்கள்: 01 முதல் 21 வரை	21 எண்ணம்
மனுதாரர் உபயோகம் 01	01 எண்ணம்
மொத்த மனைகள்	22 எண்ணம்

பொது ஒதுக்கீடு: (உள்ளாட்சிக்கு தானமாக ஆவண எண்.4209/2025, நாள்.22.12.2025-ல்.ஒப்படைப்பு செய்யப்பட்டுள்ளது)

1) உள்ளாட்சி உபயோகத்திற்கு 17.60ச.மீ (0.51%)
A.(Localbody)

2) தமிழ்நாடு மின் உற்பத்தி மற்றும் மின் பகிர்மான கழக உபயோகத்திற்கு 17.60ச.மீ (0.51%)
B.(TANGEDCO)

பூங்காவிற்கு இணையாக அரசு வழிகாட்டி மதிப்பின் படி கட்டணம் செலுத்தப்பட்டுள்ளது.

மூலை முடக்கு

12.0மீ வரை உள்ள அகலச்சாலைகளுக்கு 1.50மீ X 1.50மீ விடப்பட வேண்டும்.

நிபந்தனைகள்:

1. இம்மனைப்பிரிவிற்கு உள்ளாட்சியில் இறுதி ஒப்புதல் வழங்கும் முன் இடம் எந்த துறைக்காகவும் நில ஆர்ஜிதம் செய்யப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதபட்டியல் மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உறுதி செய்து கொள்ள வேண்டும்.

2. அரசாணை எண்.18 (ம) அரசாணை எண்.16, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை நாள்: 04.02.2019-ன்படி பூங்கா, சாலை ஒதுக்கீடுகள் (ம) பொது உபயோக பகுதியினை உள்ளாட்சியே தானமாக பெற்றுக்கொண்டு பராமரிக்க வேண்டும் என்றும், நில உரிமம் குறித்து உள்ளாட்சியே முழுப்பொறுப்பு என்றும் தெரிவிக்கப்படுகிறது.

3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரீசீலணைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (அ) மனைப்பிரிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் இம்மனை உட்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.

4. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவிற்கு மனைகள் வாங்கும் ஒவ்வொரு மனுதாருக்கும் ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவுவரைபட நகல் வழங்கப்பட வேண்டும்.

5. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்வைக்காக சம்மந்தப்பட்ட இடத்தில் 6"0"x4'0" என்ற அளவுக்கு குறையாமல் காங்கீரீட் பலகையில் வரைந்து வைக்கப்பட வேண்டும்.

6. இம்மனைப்பிரிவில் அமையும் சாலையின் போக்கினை தடுக்கும் வகையில் சுற்று சுவர் எழுப்புதல் கூடாது.

7. இம் மனைப்பிரிவிற்கு உள்ளாட்சியில் இறுதி ஒப்புதல் வழங்கும் முன் அரசாணை எண்.181 வீட்டு வசதி மற்றும் நகர் புற வளர்ச்சி துறை நாள்: 09.12.2020 Para 4(IV) -ல் தெரிவித்த கீழ்கண்ட நிபந்தனைகள் பின்பற்றப்பட வேண்டும்

The local body would grant final approval / License to the layout and would release the final layout drawings to the applicant only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body. Further, the local body should intimate the fact of release of final layout drawing and the details of the amenities provided for the layout to the planning authority.

சிறப்பு நிபந்தனைகள்:-

நகர் ஊரமைப்புத்துறை சட்ட பூர்வமாக தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பேரில் உள்ள நில உரிமையை உறுதிபடுத்தவில்லை தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதற்கு முன்பு விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரையப்பத்திரம், குத்தகை பத்திரம், பட்டா, தானப்பத்திரம் பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது.

சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிபடுத்திக்கொள்ள வேண்டும். மேலும் அதன் மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய நகர் ஊரமைப்புத் துறை பொருத்தமான அமைப்பு அல்ல.

குறிப்பு :
அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது.

ம.வ/மா.உ.தி.கு.(செ.மா.5)எண்:07/2026

உறுப்பினர் செயலர்
மாமல்லபுரம் உள்ளூர் திட்டக் குழுமம்
செங்கல்பட்டு மாவட்டம்

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2026.01.07 15:51:41

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.04.02 21:11:33

Town and Country Planning Department(Planning Permission)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. V8RJGMVS/2025/TCP/2026/TCP Date : 07/01/2026

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President
Padur Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District – Already Approved Layout No:34 (R) / 2018, Plot nos: 1/145, 2/145, 3/145, 1/146, 2/146, 3/146, 1/180A, 2/180A, 3/180A, 1/180B, 2/180B, and 3/180B Comprised in Formation to Proposed extent of 3360.00 sq.m in the Land Bearing S.F.Nos. 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2,43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B and 52/1A3C of Padur Village and Panchayat, Thiruporur Panchayat Union and Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. V8RJGMVS) received through Single Window Portal, from M/s. ALAMO XS REAL PRIVATE LIMITED, Dated: 18.11.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated:20.11.2025.

3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

4 Gift deed document No.4209/2025 Dated.22.12.2025 Uploaded by the Applicant M/s. ALAMO XS REAL PRIVATE LIMITED, dated.05.01.2026.

5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.

6 G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.

7 G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply,
dated: 31.01.2020.

8 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

9 G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

12 Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

13 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

14 Resolution No.2, of 181th Mamallapuram Local Planning Authority, dated: 18.07.2023.

15 Demand raised for payment of Centage charges, OSR Charges, Display board charges, Development Charges, Flag Day Fund, Sub division charges, and Satellite
Town Fee respectively dated. 20.11.2025 and 05.01.2026.

16 Payment of Scrutiny Fees, OSR Charges, Centage charges, Display board charges, Development Charges, Flag Day Fund, Subdivision charges and Satellite Town
Fee received from the applicant respectively 18.11.2025, 02.01.2026 and 05.01.2026.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to
handover the portion of land 35.2 Sq.m earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country Planning vide
reference letter 14th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges,
Development Charges, Flag day fund, Subdivision charges, Satellite Town Charges and OSR charges vide reference 16th cited above, the planning permission is issued
to the mentioned layout subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above-mentioned layout and the number is assigned as
SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No.07/2026.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to
this office for record.

4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the
Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges
for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land
by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership
of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the
appropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay
the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for
the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done
by the owners/ developers.

3. The local authority shall also ensure that the sub division for the land earmarked for land meant for public purposes such as Local body and TANGEDCO are properly
carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, bosok, sell or offer for sale or invite
persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate
Project with the Real Estate Authority. The applicant has to comply the said provisions.

5. The Proposed Road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like compound
wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-
Site Extent: 3360.00 sq.m
No. of Plots provided: 21 + Owner use
Gifted over to Local Body :
Public Purpose : 17.60 sq.m (0.51%)
TANGEDCO Purpose : 17.60 sq.m (0.51%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs.5040/- Payment Receipt 2025111857200, Transaction ID 5867582543818, date.18.11.2025.

• OSR Chargers: Rs.65,16,720/- E-Challan No: 20260102015901, Acct Code: 021760800AM24501, Date:02.01.2026.

• Centage Chargers: Rs.7,500/- E-Challan No: 20260105014350, Acct Code: 021703800AA22709, Date:05.01.2026

• Display board Charge: Rs.10,000/- Payment Receipt 2026010557200, Transaction ID 6374507030635, date: 05.01.2026.

• Development Charge: Rs.16,188/- Payment Receipt 2026010557200, Transaction ID 6374507030635, date: 05.01.2026.

• Subdivision Charges: Rs.10,000/- Payment Receipt 2026010557200, Transaction ID 6374507030635, date: 05.01.2026.

• Flag Day Fund Rs.1,500/- Receipt no: FD/FUND/1846793, Acknowledgment Ref.No: FL24792595372, Dated:05.01.2026

Assistant

Director / Member Secretary

Mamallapuram

Local planning Authority

District Town and

Country Planning Office,

Chengalpattu District.
Enclosures:
1. Layout plan & Layout Conditions – 2 Nos
2. Original Gift Deed Document no.4209/2025 , dated.22.12.2025.

Copy:-
1. M/s.Alamo XS Real Private Limited,
No.12, South Mada Street, Srinagar Colony,
Saidapet, Chennai – 600015.
Ph : 7358825556
Email. dv.legalteam@gmail.com

2. Tahsildar Concerned (Tamilnilam).
Thiruporur Taluk Office,

Chengalpattu District.

3. The Chairman,
Plot no:586, 587, 588,
TNRERA Building,
I & IInd Avenue, Anna Nagar (East)
(Near Valliammal School) Chennai – 600 102.

4.Sub Registrar,
Navalur,
Chengalpattu district,

5. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street, Chengalpattu district.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5040	18/11/2025
2	OSR Fee		
3	Centage Charges	7500.00	05/01/2026
4	Development Charges	16188.00	05/01/2026
5	Display Board Charges	10000.00	05/01/2026
6	Satellite town charge		
7	Sub Division Charge	10000.00	05/01/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2026.01.07 13:45:42

Layout Application - Final Approval Letter

Roc No: V8RJGMVS/2025/TC P/2026/TCP

Date: 4/2/26 9:01 PM

From:

Village Panchayat

No.1/23, Vallalar Street, Padur

To :

M/s.Alamo XS Real Private Limited,
No.12,South Mada Street,
Srinagar Colony,
Saidapet,Chennai - 600 015.

Online Application Number: V8RJGMVS

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 3360.00 Sq.m. in the Land Bearing S.Nos.42/3A2,42/3A3,42/3A4,42/3B2,42/3B3,42/3B4,42/3C2,42/3C3,42/3D2,42/3D3,43/12B2,43/12C2,43/12C3,43/12C4,43/23A,43/23B,52/1A2B,52/1A2C,52/1A3B and 52/1A3C - Chengalpattu District,VandalurTaluk, ThiruporurPanchayat Union, Padur Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. V8RJGMVS) received through Single Window Portal from M/s.Alamo XS Real Private Limited Dated on 18.11.2025.
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 20.11.2025.
3. Gift deed document No.4209/2025 dated on 22.12.2025.
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.07/2026.
5. Local Body Demand Generated Dated on 13.03.2026.
6. Payment of Demand Received from Applicant respectively on 14.03.2026.
7. Panchayat Resolution No. 319/ 2025-2026.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Padur Village Panchayat acknowledging and Approving to an extent of 3360.00 sq.m in the land Bearing S.No.42/3A2,42/3A3,42/3A4,42/3B2,42/3B3,42/3B4,42/3C2,42/3C3,42/3D2,42/3D3,43/12B2,43/12C2,43/12C3,43/12C4,43/23A,43/23B,52/1A2B,52/1A2C,52/1A3B and 52/1A3C Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been Scrutinized. After scrutinizing the documents and onsite 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, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Padur Panchayat with the document no.16559/2025 dated: 18.06.2025 registered at the Navalur SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 3360.00 Sq.m. in the Land Bearing S.Nos.42/3A2,42/3A3,42/3A4,42/3B2,42/3B3,42/3B4,42/3C2,42/3C3,42/3D2,42/3D3,43/12B2,43/12C2,43/12C3,43/12C4,43/23A,43/23B,52/1A2B,52/1A2C,52/1A3B and 52/1A3C- Chengalpattu District,ValndalurTaluk, Thiruporur Panchayat Union, Padur Panchayat and Village.Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.07/2026.
Vide ref No.5 &6 , The Applicant Paid the generated Demand as per the below detail
1. Layout Approval Fee- 143148/-
2. Layout Inspection Fee - 22000/- ;
Transaction ID :11000354004981
Vide ref No.7, Assigned Village Panchayat Resolution No. 319/ 2025-2026,Therefore Final AppovalSanctioned by Local Body/ Padur Village Panchayat.
Conditions:
1. The Urban Department has not legallyconfirmed the land ownership of the applicant by granting technical Clearanceand planning permission. Before granting Technical Permission and planningpermission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
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

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.04.02 21:01:43

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.