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

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DIGITALLY VERIFIED RECORD

1367
3118123

From	To
The Executive Engineer, Town Planning Department, Greater Chennai Corporation, Ripon Buildings, Chennai - 600003.	The Executive Engineer, Zonal Office - VII, Greater Chennai Corporation, Thiruvallur High Road Opp. Dunlop Ambattur, Chennai – 600 053

TP.D.C.No.D1 / LA / SD / WDCN07 / 00457 / 2023 Dated: .08.2023.

Sir,

C 6487
25 AUG 2023

Sub: Greater Chennai Corporation - Town Planning Department – Layout of House sites – Gift deed executed for road portion and Public purpose land to take physical possession of land from applicant - Regarding.

EE 2
AEE-18

Ref: 1. Application vide LA/SD/WDCN07/00457/2023 Dated:05.06.2023.
2. Council Resolution of Greater Chennai Corporation vide Resolution No.418/2023 dated 28.07.2023.
3. Registered Gift Deed vide document No.7352/2023 dated 17.08.2023.
4. Land Handing Over & Taken Over Receipt.

In the reference 1st cited, M/s. Pawan Castles Private Limited represented by its Managing Director Mr. J. Dillibabu have applied for the Layout of House sites. The area earmarked as road portion and Public purpose land in the proposed layout of house sites comprised in Vetri Nagar, Old S.No.598A/1B (Northern Portion) and Old S.No.598A/1B (Southern Portion), New S.No.598A/1B1A1A2 and 598A/1B1A1A3 and T.S.No.3/16, Block No.21, Ward - E, Korattur Village has been gifted to Greater Chennai Corporation through a registered gift deed vide document No.7352/2023 dated 17.08.2023.

AE 83
AEE/U-18

A copy of registered gift deed is enclosed along with Land Handing Over & Taken Over Receipt to take possession of land from the applicant M/s. Pawan Castles Private Limited represented by its Managing Director Mr. J. Dillibabu and furnish the taken over copies to this office to proceed further.

Executive Engineer (TP)

1/4

Encl: 1. Copy of Gift Deed.
2. Handing & Taking Over Form.

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.