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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 5-04.04.2024 Date: 4/4/24 1:24 PM

From:

Village Panchayat

No.8/83, Gangaiyamman Kovil Street, Polacherry, Ponmar

To :

Mr.KRISHNAPRABHU S
No.1/286 ECR,Kottivakkam,Sholinganallur,Chennai,600041

Online Application Number: 7KR9AGPT

Sir/ Madam,

Sub :

Residential Layout-Office of Chengalpattu District-Thiruporur Panchayat Union-Ponmar Village Panchayat-acknowledging and Approving to an extent of 13555.00sq.m in the Bearing S.F No.316/1,317/2,318/1,322/1,322/2,322/3A,3151Part,3162Part Residential plots Planning Permission -Reg

Ref :

1.Applicants Mr.Krishanprabhu Letter,Dated 01.03.2024
2.Town and Country Plannin Depatment ROC No.7KR9AGPT/2024/TCP Date:20/03/2024
3. Ponmar Panchayat Resolution No.5 04.04.2024
4.Gift deed Document no.3779/2024 dated: 08.03.2024
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.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Ponmar Village Panchayat acknowledging and Approving to an extent of 13555.00sq.m in the land Bearing S.F.No.316/1,317/2,318/1,322/1,322/2,322/3A,3151Part,3162Part Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department

(Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant ha been Thoroughly Scrutinized. After Scrutinizing the documents and on site inspection of ameneties 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 Ponmar Panchayat with the document no.3779/2024 dated: 08.03.2024 registered at the Guduvancheri Sub Registrar Office.

1. Layout Approval Fee- 914000/- Transaction ID : 36cce829-2c22-4c48-a0ff-881fc1c848a0

2. Layout Inspection Fee - 85000/- Transaction ID : 36cce829-2c22-4c48-a0ff-881fc1c848a0

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director(Incharge), District Town and country Planning Department ROC No.7KR9AGPT/2024/TCP, and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. 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.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.04.04 13:24:41

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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