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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

From,

Date: 28-11-2025

The President,

Village Panchayat,

No.1/241, Eswaran Kovil Street, Senganmal, Thaiyur,

Chengalpattu District.

To,

M/s.Urban Tree Realty Product LLP,

New No:18, Old No.8, Rutland Gate, 5th Street,

Nungambakkam, Egmore, Chennai-600006.

Sir/Madam

Sub: Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union – Thaiyur Village Panchayat - acknowledging and Approving to an extent of 9390.00 sq.m in the Land Bearing S.F.No. 1461/1A1 of Thaiyur-B Village, Thaiyur Panchayat, Thiruporur Panchayat Union and Taluk of Chengalpattu District – Planning Permission issued -Forwarded for further action – Reg

Reference:

1. Applicant M/s.Urban Tree Realty Product LLP
2. Town and Country Planning Department RocNo. ZF7CPYXN/2025/TCP/2025/TCP Date : 04/08/2025
3. Thaiyur Panchayat Resolution No.88/06.08.2025.
4. Gift deed Document no. 18171/2025, Dated.29.07.2025
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

Body :

The proposed residential layout plan was received through the Town and Country Planning Department (Planning Permission), represented by the Joint Director / Deputy Director / Assistant Director, located at 124, GST Road, Municipal Commercial Complex, Chengalpattu – 603 001.

Initially, the file was approved with the survey number 1641/1A1 and forwarded to us for final approval. Accordingly, the final approval was processed based on the letter received from the DTCP. Subsequently, the applicant approached our office, stating that the survey number mentioned was incorrect and requested correction as per the proposal and legal documents.

Following this request, the Planning Permission Authority issued a revised approval letter. Based on the revised communication, we hereby issue and confirm that the correct layout planning permission survey number is 1461/1A1

Copy:

1. M/s.Urban Tree Realty Product LLP, New No:18, Old No.8, Rutland Gate, 5th Street, Nungambakkam, Egmore, Chennai-600006.

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

3. The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.

4. . Sub Registrar, Thiruporur, Chengalpattu district,

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

தலைவர்
திருப்பூர் மாநகராட்சி

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

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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
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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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