Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

அனுப்புநர்,

திரு.பி.ஜெ.கலைச்செல்வன்,
ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்,
செங்கல்பட்டு மாவட்டம்.

பெறுநர்,

செயல் அலுவலர்/ஊராட்சி மன்றத்தலைவர்,
ஊரப்பாக்கம் ஊராட்சி,
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்,
செங்கல்பட்டு மாவட்டம்.

ந.க.எண்.1283/2026/அ4 நாள்.19.04.2026

அம்மையீர்,

பொருள் - திட்டவரைபட அனுமதி - செங்கல்பட்டு மாவட்டம் - காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் - ஊரப்பாக்கம் ஊராட்சி - கிளாம்பாக்கம் கிராமம் - CMDA - APU – Layout Division – Proposal laying out of house sites in S.No.102/5 of Kilampakkam Village – மனைப்பிரிவு வரைபட அனுமதி ஒப்பளிக்கப்பட்டிருக்கிறது - மேல்நடவடிக்கைக்காக அனுப்பி வைத்தல் சார்ந்து.

பார்வை - உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008. அவர்களின் கடித எண்.CMDA/PP/LAYOUT-1/0012/2026 Dated:28.04.2026.

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பார்வையில் காணும் கடிதத்தின் படி, காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் ஊரப்பாக்கம் ஊராட்சி, கிளாம்பாக்கம் கிராமம் CMDA - APU – Layout Division – Proposal laying out of house sites in S.No.102/5 of Kilampakkam Village M/s VLC Enterprises & Real Estate rep by B.Lurth Raj Prem, Second Floor, Vazhga Valamudan Complex, No.7, Kundrathur Bazar Road, Kundrathur, Chennai - 600 069 என்பவர்களுக்கு மனைப்பிரிவு வரைபட அனுமதி வழங்கப்பட்டுள்ளது.

மேற்படி திட்ட அனுமதி அளிக்கப்பட்ட வரைப்படங்கள் மற்றும் பர்மிட் இத்துடன் இணைத்து அனுப்பிவைக்கப்படுகிறது. மேற்படி மனுதாரரிடம் உரிய கட்டணங்களை வசூலிப்பதுடன் பார்வையில் கண்டுள்ள முதன்மை செயலர் / உறுப்பினர் செயலர் சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு உரிய அனுமதி வழங்க கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு -

1.திட்ட அனுமதி அளிக்கப்பட்ட வரைபடம்
2.இணைய வழி ஆவணங்கள்

ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்.

19/4/2026

19/4/26

நகல்

M/s VLC Enterprises & Real Estate rep by B.Lurth Raj Prem,
Second Floor, vazhga valamudan complex,
No.7, Kundrathur Bazar Road,
Kundrathur,
Chennai 600 069.

Layout Application - Final Approval Letter

Roc No: 01/2026-2027 **Date:** 6/18/26 3:17 PM

From:

Panchayat Office Building,GST Road, Near Sivan temple, Urapakkam, Chengalpattu (Dist)

To :

VLC ENTERPRISES AND REALESTATE rep by its proprietor Mr B Lurth Raj Prem

Online Application Number: CMDA/PP/LAYOUT-1/0012/2026

Sir/ Madam,

Sub :

CMDA- APU – Layout Division – Proposed laying out of house sites in S.No.102/5 of Kilampakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit – Approved – Reg.

Ref :

Planning Permission application for laying out of house sites received in CMDA vide CMDA/PP/LAYOUT-1/0012/2026

Body:

VLC ENTERPRISES AND REALESTATE rep by its proprietor Mr B Lurth Raj Prem Land Approved Layout hereby granted permission to construct Land Approved Layout in Kilampakkam Village, Urapakkam Panchayat Subject to the following Conditions.

This permit is valid for life time from the date of issue. The Permit fee of Rs.96580/- (Rupees Nighty six Thousand Five Hundred and eighty Only.) is subject to the payment of the various type of online only Receipt No…The Approved images are attached nil. Date.nil Herewith…. And Conditions

1. There should be a space of not less than1.5 meters on the right side of the building, not less than 1.5meters on the left side, and not less than 3.00 meters on the both side.

2. All restrictions imposed by the Chennai Metropolitan Development Corporation Rules as per the Tamil Nadu Panchayat Act, 1995 as amended shall be complied with

3. Encroachment on government-owned land or other land not related to this petitioner should be complied with.

4. The above Photographs should be kept at the work site convenient for displaying to inspection officers from the Panchayat during construction work or at any other time, as approved.

5. If the build is not completed within the time limited allowed in this order, a new application for permission must be made and permission obtained.

6. If any addition or change is to be made to the approved Drawings, the construction of the altered building should be carried out only after applying to the President/Administrative officer along with the relevant revised drawings and obtaining permission

7. The President has the right to cancel the said order if the building construction order was obtained through False registrations or in violation of any building regulations

8. Newly Construction building sites must be kept clean and free from any public health hazard at all times.

9. The petitioner should move in only after completing the construction of the building and obtaining a certificate from this office.

10. The petitioner shall construct drains and septic tanks to store and dispose of the waste water from the building within his own premises.

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.06.18 15:17:06

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.