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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026/PO **Date:** 4/17/26 8:23 PM

From:

Village Panchayat

"Panchayat office Building
School Street
Thenpattinam Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

M/s. Timescape Solutions LLP and
M/s. Banyan Way LLP,
No.9, Anchor Point First Floor,
India Nagar, 4th Cross Street,
Adyar, Chennai – 600 020.

Online Application Number: UNUST0BH

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District – Lathur Panchayat Union - Thenpattinam Panchayat - Survey No 615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A &616/7D1B residential layout on 60249.40 Sq.m (or) 14.88 Acres of M/s. Timescape Solutions LLP and M/s. Banyan Way LLP- Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. UNUST0BH /2026/TCP Dated.09.04.2026
2. Gift Deed No. 1670/2026 Dated.06.04.2026
3. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/2103/2026, Dated:18.03.2026.

Body:

As per ref 1&2-cited, Chengalpattu District, Lathur panchayat union, Thenpattinam Panchayat M/s. Timescape Solutions LLP and M/s. Banyan Way LLP, Survey No. 615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A &616/7D1B, bearing in 60249.40 Sq.m (or) 14.88 Acres land area for residential layout Planning permission according to the Gift Deed No. 1670/2026, Road and Splay area-14553.40 Sq.m., Park-4581 Sq.m. Common area-240.89 sq.m, TNEB-237.65 Sq.m Total area 19612.54 S.qm, has been handed over to the local Body.

As Per Ref 1 -cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. UNUST0BH /2026/TCP Dated. 09.04.2026- has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the fees are collected the fee details follow.

Collected Fees Details:

3% Government guideline value (200 Per sq.ft) Rs.2627147. Challan No. 20260411006252 dated 11.04.2026

Scrutiny Fees per Plot Rs.1000 (100 Plots) Rs.100000 . SNA Account Through to Online Mode.

Inspection Charges Rs.1000 Per acre(14.88 Acre) Rs.15000. SNA Account Through to Online Mode

Approval Fees.(Rs.2 Per sq.ft) (Total sq.ft 437376) Rs.874752. SNA Account Through to Online Mode

Above mentioned the fees are collected from M/s Timescape Solutions LLP and M/s. Banyan Way LLP, and the Ref- 1 dated 09.04.2026 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.61/2026, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey No.615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A &616/7D1B documents

Village

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

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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.