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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 56 **Date:** 7/31/25 3:10 PM

From:

Village Panchayat

No.3/156, OMR, Kazhipattur, Muttukadu

To :

M/s.JAIN MILLENNIUM BUILDERS PVT LTD,
Old no.7, New No.55, R Block,
6th Avenue, Anna Nagar,
Chennai - 600 040.,

Online Application Number: QDKH25TY

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu District, Thiruporur Panchayat Union, Muttukadu Panchayat, Kazhipattur village, S.F.Nos. 258/2A; 262/1A1A, 262/1A2, 262/2A; 263/1 and 263/2, Site Extent – 0.60.00 Hectare 6000 sq.m of M/s.JAIN MILLENNIUM BUILDERS PVT LTD, - Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

1.Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) ROC No. QDKH25TY/2025/TCP Date : 07.07.2025.
2. Gift Deed No.13826/2025 dated.14.06.2025
3. Muttukadu Panchayat Resolution No.56

Body:

As per ref 1&2-cited, Chengalpattu District, Thiruporur panchayat union, Muttukadu Panchayat, Kazhipattur village M/s.JAIN MILLENNIUM BUILDERS PVT LTD, Survey No S.F.Nos. 258/2A; 262/1A1A, 262/1A2, 262/2A; 263/1 and 263/2 bearing in 0.60.00 Hectare 6000 sq.m land area for residential layout Planning permission according to the Gift Deed No. 13826/2025 dated.14.06.2025, Road & Splay area-1394.38 sq.m., Common area-24.25 sq.m, TNEB-25.00 sq.m has been handed over to the local Body.

As Per Ref 1 & 3-cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No.QDKH25TY/2025/TCP Date :

07.07.2025 - 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

Layout Inspection Fees per Plot Rs.1000 (27 Plots) - Rs.27000/- Paid - SNA Account Through Online Mode.
Inspection Charges Rs.5 Per Sq.ft(49041 Sq.ft) - Rs.245205/- Paid - SNA Account Through Online Mode.

Above mentioned the fees are collected from M/s.JAIN MILLENNIUM BUILDERS PVT LTD, and the Ref- 1 dated 30.07.2025 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.164/2025, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey Nos. 258/2A; 262/1A1A, 262/1A2, 262/2A; 263/1 and 263/2, documents are submitted and approval is given, if any false document is submitted after this approval is found out this approval is

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

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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