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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

Layout Application - Final Approval Letter

Roc No: 01/2025/PO **Date:** 2/18/26 4:26 PM

From:

Village Panchayat

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

To :

Thiru. George Benjamin Cherian and Others,
Old No.19/8, New No.34/8,
IC Swaranalok Apartment,
Melony Road, T.Nagar,
Guindy,
Chennai – 600 017

Online Application Number: 68IGKB5C

Sir/ Madam,

Sub :

Residential Layout –Chengalpattu District- Cheyyur Taluk-Lathur Panchayat Union-Thenpattiam Panchayat- Thenpattinam Village, S.F.Nos.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– Technical Approval already issued -Final approval - Reg

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025
2. Gift deed document No.5635/2025 Dated.01.12.2025

Body:

As per ref 1&2-cited, Chengalpattu District, Lathur panchayat union, Thenpattianam panchayat, Thenpattinam Village, Thiru. George Benjamin Cherian and Others,, S.F.Nos. 624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m, land area for residential layout Planning permission according to the Gift deed document No.5635/2025, Road area- 6718.90 Sq.m, Park-1685.35 Sq.m, Localboby area- 82.60 Sq.m, TNEB- 98.19 -Sq.m Total area 8585.04 Sqm,

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 : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025 - 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 :

3% Government guideline value (400 Per Sqft)	Rs.1887084 /-	Challan No. 20260211017351 Dated11.02.2026
Scrutiny Fees per Plot Rs.1000 (105 Plots)	Rs.105000/-	Paid SNA Account Through to Online Mode.
Inspection Charges Rs.1000 Per acre (5.7 Acre)	Rs. 6000/-	Paid SNA Account Through to Online Mode.
Layout Approval Fees Rs.2 (Per Sqft)	Rs. 314604/-	Paid SNA Account Through to Online Mode.

Above mentioned the fees are collected from Thiru. George Benjamin Cherian and Others, and the Ref- 1 dated 19/12/2025 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.336/2025, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey No.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– documents are submitted and approval is given, if any false document is submitted after this approval is found out this approval is automatically cancelled, and the final decision is based on the court's direction.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.02.18 16:26:20

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.