Verified RealEstate™

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: 1-2024/2025 Date: 11/5/24 5:27 PM

From:

Village Panchayat

GNT ROAD,Panchatti,Chennai-600067

To :

C VENKATESWARLU
flat no-g1, jb flats, no-14, suresh nagar 1st street, valasaravakkam chennai
87,,,Valasaravakkam,

Online Application Number: 3G16W5ZL

Sir/ Madam,

Sub :

Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur district, Ponneri taluk, Panchetty
Village - S.F.No. 186/1A1; 187/1A; 188/2 & 196/2 - 9850 Sq.m extent - Technical clearance issued - forwarded for further action

Ref :

1.Applicants C.V.properties and its Partners, Thiru .Chitluri Venkateswarlu and Thiru.Sivuni mohit layout proposal received
through online vide reference No: IKWWJ7A7
received dated: 9.07.2024.
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:10.10.2024
3.Joint Director, Agriculture Department, Tiruvallur District letter Roc. No. Maathi1/ 9I6HI2HN/2024, dated. 09.10.2024. (Dry land
NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants C.V.properties and its Partners, Thiru.Chitluri Venkateswarlu and Thiru.Sivuni mohit , Gift deed document no:
3418/2024 dated:15.10.2024.
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.

O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.(Development Charges)
15.Demand payment Request through online , Dated:18.10.2024 (Requiring payment of Centage Fee, Development charges and
Display Board Fee).
16.Applicant Paid on Dated: 18.10.2024 (Payment of OSR, Centage Fee, Development charges and Display Board Fee)
17.Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).
18.Demand request throught online dated:28-10-2024
19.payment recived through online,dated :05-11-2024

Body:

LAYOUT APPROVAL IS ISSUED

Village

Validity unknown

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2024.11.05 17:27:07

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.