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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: Roc No 01/2024 Date: 1/3/25 11:21 AM

From:

Village Panchayat

Panchayat office Building, Kelavalam village and Post,Madurantakam Block,Chengalpattu District

To :

Thiru. Thirugnnasambandam
N0. 44 Melapalaiyam Road,
VSP Nagar-2, Panruti,
Cuddalore-607106
ph: 7401777778

Online Application Number: L5S2VCAZ

Sir/ Madam,

Sub :

Layout Approval- Keelavalam Village panchayat, LGD Code- 224175, To Grant Permission for Layout approval, Maduranthakam Taluk, Chengalpattu District.

Ref :

Application From Thiru. Gnnasambandam S.F. No.337/2B1, 338/5A2A, 5C,5B2A1A, 5D1, 5B, 5F Keelavalam Village Panchayat , Your Application Regarding Layout Approval For Subject To The Following Conditions, Permission Given To Construct The Layout Of Keelavalam Village, Chengalpattu District To The Following Condition.

Body:

The Joint Director Of Chengalpattu urban Planning Mentioned According to Their Processes, Keelavalam Village Panchayat Under Maduranthakam Union Final Approval For The Proposed Layout Of Area 36201 Sq.m (or) 8.9 Acre In S.F No. 337/2B1, 338/5A2A, 5C,5B2A1A, 5D1, 5B, 5F of Thiru. Gnnasambandam. The Land Reserved For Roads, Public Purpose and TANGEDCO Areas Vide Grant DocumentNo. BKI/3977/2024 Date 05/07/2024 2693.60(10.27%) sq.m is Handed Over To Panchayat President Keelavalam as per G_O.7g Housing and Urban Development Department, Dated 04.05.2017 in case of non-planned area rule 3 it has been requested to collect Rs. 1 ,000/- as security Fee for each plot. And under rule 9 consoled Local Body Should collect the 3% Market Land Value as Land Conversation Charges, has been Paid. As Per the Keelavalam Panchayat President Resulation number 33 it is Hereby Ordered to

Approve the 210 Plots of 36201 Sq.m (or) 8.9 Acre.

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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