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RE REGULATORY RECORD

# RERA Document

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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: 3/2024-2025 dated 02.07.2024

Date: 7/2/24 2:02 PM

From:

Village Panchayat

No.3/166, Ambedkar Street, Anna Nagar, Pudupakkam

To :

M/s. Casagrand Fresh Pvt Ltd Rep by SR AMUDHASAKARAN, 111/59, LB Road, Thiruvanmiyur,Neelangarai, Sholinganallur, Chennai,600041 Ph.No: 9500070392

Online Application Number: W79U0MOE

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union – Pudupakkam Panchayat - Acknowledging and Approving to an extent of 21259 Sq.m in the Land Bearing 29/2A, 29/3A, 29/4,261/1B2 Residential Plots – (2) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Town and Country Planning Department (Planning Permission) Roc W79U0MOE/2023/TCP Date: 27/12/2023
2. The Sub Registrar, Office of the Sub Registrar Thiruporur Gifted No -30442/2023 dated- 20.12.2023
3. DTCP Approval No-264/2023
4. Resolution No. 18 , Dated – 02.07.2024 / 2024-25, is granted unanimously
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5. Block Development Officer (BP), Thiruporur Panchayat Union.
6. Panchayat Secretary, Pudupakkam Panchayat Office, Thiruporur Panchayat Union.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Thiruporur Panchayat Union, Pudupakkam Panchayat, and Approving to an extent of 21259 Sq.m in the Land Bearing 29/2A, 29/3A, 29/4,261/1B2 Residential Plots – 2 Layouts, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 264/ 2023 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the Pudupakkam Panchayat with the document No: 30442/2023 dated- 20.12.2023 registered at the Thiruporur Sub Registrar Office.

1.Layout Approval Fee - Rs. 1830480/- Transaction ID : a8a77af2-705d-4125-8733-38f12d69307a Dated. 29.06.2024.

2.Layout Inspection Fee - Rs.7000/- Transaction ID : a8a77af2-705d-4125-8733-38f12d69307a, Dated.29.06.2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Thiruporur Panchayat Union, Pudupakkam Village Panchayat - Acknowledging and approving to an extent of 21259 Sq.m in the Land Bearing 29/2A, 29/3A, 29/4,261/1B2 Residential 2 Plots. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No. W79U0MOE/2023/TCP Date: 27/12/2023 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 264/ 2023, All the Special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

To.

M/s. Casagrand Fresh Pvt Ltd Rep by SR AMUDHASAKARAN, 111/59, LB Road, Thiruvanmiyur,Neelangarai, Sholinganallur, Chennai,600041 Ph.No: 9500070392

Copy to :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.

2. The Sub Registrar, Office of the Sub Registrar, Thiruporur

Signature valid Village

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.07.02 14:02:25

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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