Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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: RTGDKWTH/2024/TC P, Dated on 21.03.2024.

Date: 5/14/24 7:23 AM

From:

Village Panchayat

No.1/53, Pillaiyar Kovil Street, Sonalur

To :

Mr. S. Saravanan and Mrs. G.S. Bhagirathy,
No. 1491, Sai Sparsh Apartment,
Flat 3B, Ram Nagar, North Extension,
Madipakkam, Chennai 600 091

Online Application Number: RTGDKWTH

Sir/ Madam,

Sub :

Residential Layout - Thiruporur Panchayat Union - Sonalur Village Panchayat - Chengalpattu District, Vandalur Taluk, Survey No. 205/1, 205/2, 205/3, 205/4, 205/5, 206/1, 206/2, 206/3, 206/4, 206/5, 207/1, 207/2A, 207/2B, 207/3, 207/4, 207/5 - an extent of 12450.00 Sq.Mtr. (3.07 Acres). As Per Below Ref No. 1, L.P/MLPA (CD) No. 48/2024 sanctioned by Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department. Final Approval issued - reg.

Ref :

1) Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO. RTGDKWTH/2024/TCP, Dated on 21.03.2024.
2) Gift Deed Doc No. 3382/2024, dated 02/03/2024

Body:

Residential Layout - Thiruporur Panchayat Union - Sonalur Village Panchayat - Chengalpattu District, Vandalur Taluk, Survey No. 205/1, 205/2, 205/3, 205/4, 205/5, 206/1, 206/2, 206/3, 206/4, 206/5, 207/1, 207/2A, 207/2B, 207/3, 207/4, 207/5 - an extent of 12450.00 Sq. Mtr. (3.07 Acres) As Per Below Ref No.1, L.P/MLPA (CD) No. 48/2024 sanctioned by Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department.
The above Said Ref No.2, Gifted to the Concerned Village Panchayat, Total extent of 4526.58

For FAIRLAND HOMES

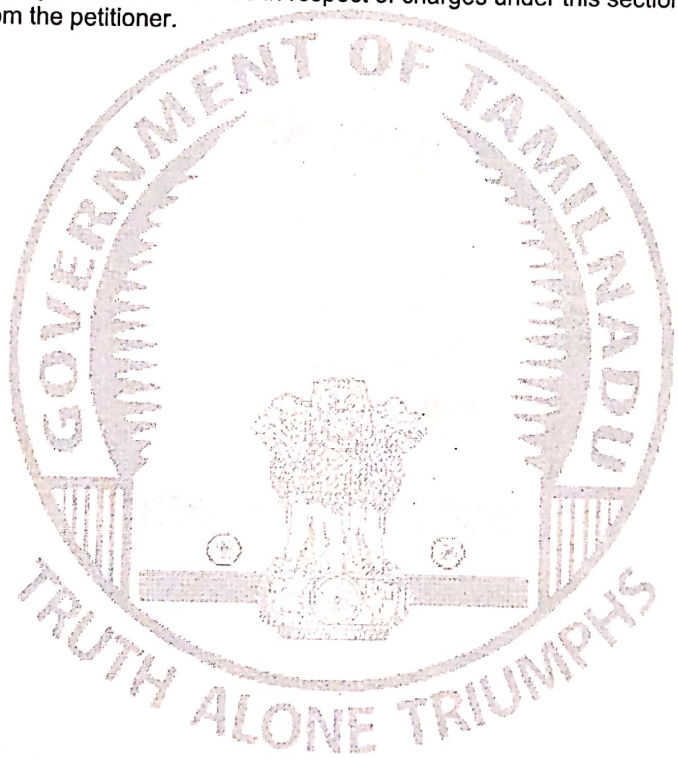
Partner

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Sq.Mtr.
Local Body Demand Generated dated on 08/05/2024, The Demand Fees also Paid Rs. 9,31,300/-(Online Payment)
Assigned Village Resolution No. 7/2024, Therefore Final Approval issued by Local Body / Sonalur Village Panchayat.

CONDITION:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
2. Roads, drinking water, street lights and drainage facilities should be constructed by the petitioner at his own expense in the areas acquired through donation in the said plot.
3. Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has any claim over it, they have to settle it before a court of appropriate jurisdiction.
4. The assigned roads in the plot should be maintained as circulation roads without blocking them.
5. In case of any audit disallowance in respect of charges under this section, compensation shall be collected from the petitioner.



Village

For FAIRLAND HOMES

Partner

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.05.14 07:23:45

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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.