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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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03 /2024-25 Date: 2/28/25 11:42 AM

From:

Village Panchayat

Panchayat Office Building, Pillayar Kovil 1st Street, Paranur Village, veerapuram, Chengalpattu (Dist)

To :

M/s.Shivanthi Agro Estates Private Limited No.48/28, South West Boag Road, Thiyagaraya Nagar, Chennai – 600 017
Ph:9543522459
EmailId:pshanthi79@yahoo.com

Online Application Number: 3WE3V99B

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu Taluk- Kattankulathur Panchayat Union-Veerapuram Panchayat and Village, Kattankulathur Panchayat Union,– Site extent of 28150.00 Sq.m. in the Land Bearing S.Nos.101/2A,2B,2C,2D, 102/1,2, and 5,7, 9, 10- Technical Approval Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1.TownandCountryPlanning Department Planning Permission)Roc.

3WE3V99B/2024/TCPDated.31/12/2024.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Chengalpattu Taluk- Kattankulathur Panchayat Union- Veerapuram Panchayat and Village,

Kattankulathur Panchayat Union,– Site extent of 28150.00 Sq.m. in the Land Bearing S.Nos.101/2A,2B,2C,2D, 102/1,2, and 5,7, 9, 10. The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Kattankulathur Panchayat Union / Veerapuram Panchayat LAYOUT APPROVAL NO.303/2024 Subject to Specialconditions 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 StormWater 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 Veerapuram Panchayat with the document No:18285/2024 dated.24.12.2024 registered at the ChengalpattuSub Registrar Office.

3. LayoutApprovalFee-Rs.1392000/-TransactionID:65e593db-4fd8-4094-a109-e635b0aad0df Dated.03/02/2025.

4. LayoutInspectionFee-Rs127000./-TransactionID:65e593db-4fd8-4094-a109-e635b0aad0df Dated.03/02/2025.

ALLOTMENTDETAILSOFAPPROVEDLAYOUT PLAN

SiteExtent:28150.00Sq.m

No.ofPlots:127 Nos&Owner’s Use1,2

EWSPlots:37,38&47-74EWSExtent:2026.55Sq.m.(10.08%)

GiftedovertoLocalBody :

LayoutRoad&SplayExtent:8063.00Sq.m. Public Purpose : 104.10 Sq.m (0.51 %) TANGEDCOPurpose: 101.95 Sq.m (0.50 %) PARK Park - 1 : 672.71 Sq.m.

Park–2 :1467.96 Sq.m.

Total:2140.67Sq.m.(10.65%)

Therefore, Subject to Specific Conditions, Chengalpattu District / Kattankulathur Panchayat Union– Veerapuram Panchayat Panchayat - Acknowledging and Approving to an extent of Residential Layout Site extent of 28150.00 Sq.m. in the Land Bearing S.Nos.101/2A,2B,2C,2D,102/1,2, and 5,7, 9, 10. It is hereby

Thiyagaraya Nagar, Chennai – 600 017

Ph:9543522459

EmailId:pshanthi79@yahoo.com

Copyto:

1. ChengalpattuDistrict,JointDirector/DeputyDirector/AssistantDirector,DistrictTownand Country Planning

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.02.28 11:42:41

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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+91 9996 12 9996

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