Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc No.02/2024/PS
dated on 05/04/2024

Date: 4/5/24 3:02 PM

From:

Village Panchayat

"Panchayat office Building
Thulukkathamman Koil Street
Adayalaceri Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

Ms.East Coast Avenue,
No.12,Block,Polachheri village and colony
Vandalur,Chengalpattu-600127

Online Application Number: AIVBK7HH

Sir/ Madam,

Sub :

Residential layout - Chengalpattu District – Latur Panchayat Union - Adaiylacheri Panchayat- Survey No.475/2A1B residential layout on 12145 sq.m (3.00 acres) of M/s EastCoast Avenue- Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) ROC No.AIVBK7HH/2024/TCP/2024/TCP Dated.14.2.2.24 & 06.03.2024
2. Gift Deed No. 786/2024 & 787/2024 Dated: 22.02.2024
3. Adiyalcheri Panchayat Resolution No.66/dated on 21.02.2024

Body:

As per refs. 1 and 2 cited above, Chengalpattu District, Lathur Panchayat Union, Adayalcheri Village, M/s. East Coast Avenue, Survey No. 475/2A1B, bearing in 12145 square metres (3.00 acres) of land area for residential layout planning permission according to Gift Deed No. 786/2024 and 787/2024, Road and Splay Area: 3588.80 sq.m., Park: 859.75 sq.m. Common area-44.20 sq.m, TNEB-47.40 sq.m The total area, 4498.19 sq m, has been handed over to the local body.

As per Ref 1 and 3-cited, Joint Director, Deputy Director, or Assistant Director, Town and Country Planning Department (Planning Permission) ROC No.AIVBK7HH/2024/TCP/2024/TCP Dated.06.03.2024 has given the final technical approval and forwarded it to the local body to issue final approval before the approval to collect the following fees based on the instructions below. The fee details follows.

Collected Fee Details:

1. 3% government guideline value (1000000 per acre) 90000 Challan No. 20240325002883, dated March 25, 2024.

2. Scrutiny Fees per Plot: Rs. 1000 (45 Plots) 45000 SNA Account Through to Online Mode.

3. Inspection Charges: Rs. 1000 per acre (3 acres) and Rs. 3000 for SNA Account through Online Mode.

The above-mentioned fees are collected from M/s.East Coast Avenue, and the Ref. 1 dated June 6, 2024, based on technical approval following the following terms and special conditions, the layout approval orders issued, and the conditions as follows:

Terms Conditions:

1. Based on survey No. 475/2A1B, documents are submitted and approval is given; if any false document is submitted after this approval is found out, this approval is automatically cancelled, and the final decision is based on the court's direction.

2. Each plot has to provide and ensure a rainwater storm channel in this layout.

3. Provide all roadside plantations with trees in this layout.

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

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.04.05 15:02:10

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

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

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.