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: 01/2024

Date: 5/11/24 12:42 PM

From:

Village Panchayat

No.1/79, Pillaiyar Kovil Street, Mambakkam

To :

Thiru.M. Jones and others
No.2, Moovarasampattu Main Road,
Madipakkam, Sholinganallur,
Chennai-600 091.

Online Application Number: EDQXGBG2

Sir/ Madam,

Sub :

Residential Layout-Thiruporur Panchayat Union- Mambakkam Village Panchayat-Chengalpattu District, Vandalur Taluk, Mambakkam Village, S.No. 167/1,167/2,168/1,168/2, 169,179/2,179/3, 209/2, 209/5, 215/3A, 215/3B, 215/3C, 216, 217/1, 217/2, 218/1, 218/2B, 220, 221, 222/1, 222/2, 222/3, 223/1, 223/2A1, 223/2A2, 223/2B1, 223/2B2, 223/2B3, 224/1A, 224/1B, 224/2, 225/1A, 225/1B, 226/2, 227/2C, 228.- an extent of 68204.0 Sqm (16.846 Acres) As Per Below Ref No.1, LP/DTCP No.07/2024 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. EDQXGN2/2024/TCP, Dated on 05.03.2024.

Body:

Order :

Residential Layout-Thiruporur Panchayat Union- Mambakkam Village Panchayat-Chengalpattu District, Vandalur Taluk, Mambakkam Village. S.No. 167/1,167/2,168/1,168/2,169,179/2,179/3, 209/2, 209/5, 215/3A, 215/3B, 215/3C, 216,

217/1, 217/2, 218/1, 218/2B, 220, 221, 222/1, 222/2, 222/3, 223/1, 223/2A1, 223/2A2, 223/2B1, 223/2B2, 223/2B3, 224/1A, 224/1B, 224/2, 225/1A, 225/1B, 226/2, 227/2C, 228.- an extent of 68204.0 Sqm (16.846 Acres) As Per Below Ref No.1, LP/DTCP No.07/2024 Sanctioned by Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department.

The Below Said Ref No.2, Gifted to the Concerned Village Panchayat, Total extent of 24,485.25 Sqm.

Local Body Demand Generated dated on 09.05.2024, The Demand Fees also Paid Rs. 45,50,833/- (Online Payment)

Assigned Village Resolution No. 10/2024, Therefore Final Appoval issued by Local Body/ Mambakkam 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.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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

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.