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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 3/8/25 6:35 PM

From:

Village Panchayat

Nallur Panchayat & Village, Mariyamman Kovil Street, Mullikolathur Post, Thirukkazhukundram Taluk, Chengalpattu District

To :

Thiru. A.Yuvaraj Srinivasan,
Door No.45A, Balaji Nagar 1st Strret,
Ekattuthangal, Guindy,
Chennai-600 032.

Online Application Number: NJ14RUA7

Sir/ Madam,

Sub :

Chengalpattu District- Residential Layout – Site extent of 9750.00 Sq.m. in the Land Bearing S.No:251/1A1, 251/1A2, 255/1A1A, 255/1A1B & 255/1A1C, Nallur Village, Thirukazhukundram Panchayat Union,
Thirukazhukundram Taluk, Chengalpattu District – Technical Approval issued - Forwarded for further action

Ref :

1 Application (Reference No.NJ14RUA7) received through Single Window Portal from Thiru. A. Yuvaraj Srinivasan, Dated: 16-12-2024
2 Road pattern plan approved by the District Town and country planning Office, dated: 04-02-2025
3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/9514/2024 Dt: 27-12-2024
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document No.1098/2025 dated: 19-02-2025 Uploaded by the Applicant Thiru. A.Yuvaraj Srinivasan, Dt: 19-02-2025
6 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated:

09.12.2020.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
14 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
15.Executive Authority / Panchayat President Nallur Panchayat Inspection Dated.06.03.2025
16.Related documents.

Body:

Order
Acts of the Assistant Director Of Town And Country Planning Chengalpattu ROC No. NJ14RUA7/2024/TCP Dated. As on 22.02.2025 Total Plots 01 to 74 in Survey Nos. S.Nos. 251/1A1, 251/1A2, 255/1A1A, 255/1A1B & 255/1A1C of Nallur Panchayat & Village in Chengalpattu District Thirukkalukunram Panchayat Union Othivakkam Panchayat– A . In-Principle Plot Approval has been granted for the residential plot located at the site bearing M.V./P.U.T.E.(Sm) No.30/2025 and subject to conditions.
The Chairman has surveyed the above plot division and submitted a report on 06.03.2025 accepting it Chengalpattu District Thirukkalukunram Panchayat Union of Nallur Panchayat & Village Survey Nos. S.Nos. 251/1A1, 251/1A2, 255/1A1A, 255/1A1B & 255/1A1C- Total Plots 01 Area of first 74 plot is 9750 sq.mtrs Area permission fee total Rs.295456/- (Rupees Two Lakh Ninety Five Thousand Four Hundred and Fifty Six only) paid to Nallur Panchayat on 08.02.2025. Based on this, Executive Officer / Panchayat President,Nallur Panchayat is numbered 01/2024-2025 to give approval for residential plot division and plot division approval is given with the following conditions.

CONDITIONS

1)Plots and Multiplication approved map Office of the Deputy Director of Urban Planning should be demarcated by boundaries All streets within the plot should be paved with gravel stones to the level and width as determined by the petitioner administrative authorities.In addition, the petitioner should provide the facilities such as proper bridges, sewers, drains, street lighting, etc. The petitioner should not make any changes in the size of the plot or changes in the areas of limited common use.
2) Corners of plots situated on street corner should be set with turn as per approved plan.
3) Any plot left in the approved map shall be used only for the construction of residential houses except plots selected for public purposes and shall not be used for the construction of buildings for personal use such as warehouses and non-residential premises.
4) No plot shall be altered or subdivided for a different use so as to alter the approved dimensions or layout.
5) Street lights as shown on the approved map shall not be less than 10 feet from the building limit No building or wall shall be erected on the street within the building limit within the plot.
6) Building should not be constructed more than 50 percent of the plot area.
7)Urban Development Department Legal Technical Approval (a) Granting of project approval does not confirm the ownership of the land on the applicant Technical approval of the documents submitted with the application of the applicant before granting the project approval Purchase deed Lease deed Patta Donation deed Public proof deed etc.
8) Panchayat Department is not an appropriate body to decide that any person/applicant who wants to purchase the property must separately assert his right over the property and if any other individual claims over it they can settle it before a court of competent jurisdiction.
9) Landslides should be leveled as much as necessary for laying the pavements and no ditches should be made by digging soil from the land.
10) The owners of the land should enter into an agreement in writing with the concerned panchayat union officer that the above mentioned house construction sites will be included in the sale deeds to control the seller and buyer of the plots.
11) In case of any situation where the in-principle approval for land license is affected, the in-principle approval for this division will be canceled without any prior notice.
12) Plot plan for which technical approval is to be given should be drawn on a concrete slab not less than 6 feet by 4 feet at the relevant place for public viewing.
13)Approved plot division map is attached herewith

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.03.08 18:35:41

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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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.