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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-2027 **Date:** 5/21/26 3:32 PM

From:

Village Panchayat

Panchayat Office Building,Mariyamman Kovil Street, Venkatapuram Post, Chengalpattu (Dist)

To :

M/S.KOUSHIK LAND DEVELOPERS
NO.133, Vallanchery main road,
Vallanchery, Sasthirambakkam Village,
Venkatapuram panchayat,
Chengalpattu,603202.

Online Application Number: S1FPKECS

Sir/ Madam,

Sub :

District Town and Country Planning office Chengalpattu District- Residential Layout – Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Venkatapuram Panchayat Sasthirambakkam Village in land bearing S.Nos.9/6B to an extent of 1650.00 Sq.m (10 plots) Approving to Residential Plots Regarding.

Ref :

1.Application (Reference No.S1FPKECS/2026) received through Single Window Portal from M/S.KOUSHIK LAND DEVELOPERS Dated:31.01.2026.
2. District Town and Country Planning office Chengalpattu District- Residential Layout –Chengalpattu District and Taluk,
Technical Approved ROC no: 126/2026/2026/TCP, Dated: 29.04.2026.
3. District Town and Country Planning Department Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.126/2026.
4. Gift deed document No:7074/2026 dated.21.04.2026 Registered by the Applicant M/S.KOUSHIK LAND DEVELOPERS .
5. Venkatapuram Panchayat Resolution No.215 Dated.20.05.2026, Wednesday at 11.00 am, the ordinary meeting of Chettipunniyam Panchayat members 9 was held in the Panchayat Office.
6. Panchayat President/Secretary, Venkatapuram Panchayat Office , Venkatapuram Village Panchayat.

Body:

Order,

1.In the Letter from Assistant Director, Town and Country Planning Department (Planning Permission), Chengalpattu District, Issued to Chengalpattu District, Kattankolahtur panchayat Union, Venkatapuram village panchayat Acknowledging and Approving to an extent of 1650 Sq.m in the land bearing S.No: 9/6B, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO.126/ 2026 and Chengalpattu District,Planning permission
ROC no :126/2026/2026/TCP, of Subject to Special conditions 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 On site Inspection of amenities mentioned in the Residential Layout Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains and Street Lights has been provided as per the standards specified by the Local Body, Roads are donated to the Venkatapuram village Panchayat with the Gift deed document. 7074/2026 Registered at the Chengalpattu Sub Registrar Joint 2 Office.

3.Below mentioned necessary fees has been paid to the Venkatapuram village panchayat.
1.Layout Approval Fee – Rs.44677 /- Transaction ID : 11000364707327, Dated. 21/05/2026.

Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union – Venkatapuram Village Panchayat - Approved to an extent of 1650.00Sq.m in the Land Bearing S.No. 9/6B and Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Venkatapuram panchayat, Sasthirambakkam Village, Residential Plots – (10 Plots). It is Herby ordered to Grant Approval for the above mentioned Residential layout.
Panchayat Council Resolution no:215/ 20.05.2026.

Conditions :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Department ROC No.126/2026/2026/TCP, Dated: 29.04.2026. and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO.126/2026, All the Special conditions mentioned must be strictly followed.

2.Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.

3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6.Every plot deed registration should be accompanied by a copy of this layout approval map.

7.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval. President, Venkatapuram Village Panchayat.

Copy to :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Department, Chengalpattu - 603001.

2.The Sub Registrar, Office of the Sub Registrar, Chengalpattu.

3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.

4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.

5.Block Development Officer (VP), Kattankolathur Panchayat Union.

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

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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

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/tools

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

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