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: 001/P **Date:** 7/2/25 3:17 PM

From:

Village Panchayat

Panchayat Office Building, Pilayar kovil Street, Kayarambedu, Chengalpattu (Dist)

To :

1. Thiru. A. VELAN & Thiru. A. PERUMAL
11, Lakshmi Nagar,
Annai Anjugam Nagar,
Urapakkam,Vandalur,
Chengalpattu – 603 211.
Ph : 9940466309
Email Id : perumalanaiyappan@gmail.com

Online Application Number: EE0DR9FX

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Kayarambedu Panchayat and Village in the Land Bearing S.Nos.47/5, 7, 8, 9, 10; 92/2B & 92/3B to an extent of 4350.00Sq.m (0.43.50 Hec) Residential Plots – (29) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission) Roc. EE0DR9FX /2025/TCP Dated.16/06/2025
2.DTCP Approval No-150/2025
3.The Sub Registrar, Office of the Sub Registrar Chengalpattu Gifted No. 9009/2025 Dated.05.06.2025
4.Kayarambedu Panchayat Resolution No.42 Dated.17/06/2025
5.Block Development Officer (VP), Kattankolathur Panchayat Union
6.Panchayat Secretary, Kayarambedu Panchayat Office, Kattankolathur Panchayat Union

Body:

Order

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Kattankolathur Panchayat Union Kayarambedu Panchayat and Village - Acknowledging and Approving to an extent of S.Nos.47/5, 7, 8, 9, 10; 92/2B & 92/3B to an extent of 4350.00Sq.m (0.43.50 Hec) Residential Plots – (29). The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Kattankolathur Panchayat Union / Kayarambedu Panchayat LAYOUT APPROVAL NO.150/2025 Subject to Special conditions and Technical clearance from the Local Authority.

1.Layout Approval Fee - Rs. 110427/- Transaction ID : 11000284008312 Dated.30/06/2025

2.Layout Inspection Fee - Rs.39000/- Transaction ID : 11000284008312 Dated.30/06/2025

3.3% Market land as land Conversation Charges Challan No.20250701013544 Date: 02-07-2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 4350.00 Sq.m (0.43.50 Hec)

No. of Plots : 29 Nos

Gifted over to Local Body :

Layout Road & Splay Extent : 869.76 Sq.m. (19.99%)

Public Purpose : 31.00 Sq.m (0.89 % )

TANGEDCO Purpose : 29.45 Sq.m (0.84 %)

Therefore, Subject to Specific Conditions, Chengalpattu District / Kattankolathur Panchayat Union – Kayarambedu Panchayat - Acknowledging and Approving to an extent of S.No. 47/5, 7, 8, 9, 10; 92/2B & 92/3B to an extent of 4350.00Sq.m (0.43.50 Hec) Residential Plots – (29). It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. EE0DR9FX /2025/TCP Dated.16/06/2025. 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.150/ 2025, 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.

To.

1. Thiru. A. VELAN & Thiru. A. PERUMAL
11, Lakshmi Nagar,
Annai Anjugam Nagar,
Urapakkam,Vandalur,
Chengalpattu – 603 211.
Ph : 9940466309
Email Id : perumalanaiyappan@gmail.com.

Copy to :

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

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

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.

6.Panchayat Secretary, Kayarambedu Panchayat, Kattankolathur Panchayat Union.

7.Others.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Chengalpattu*
*Date:2025.07.02 15:17:35*

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.