

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: NS6HBDEA/2024

Date: 7/6/24 5:51 PM

From:

Village Panchayat

Panchayat office Building, Chinnakayapakkam Village Kayapakkam Post, Cheyyur Taluk, Chengalpattu District

To :

Thiru. PRABAKARAN
Ruthrappa Nayakkan Street,
Thirukovilur ,
Kallakurichi – 605 757.

Online Application Number:

NS6HBDEA

Sir/ Madam,

Sub :

- 1 Application (Reference No. NS6HBDEA) received through Single Window Portal from Thiru. Prabakaran, Dated:15.04.2024.
- 2 Road pattern plan approved by the District Town and country planning Office, dated: 29.05.2024
- 3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/2875/2024 Dt: 08.05.2024
- 4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
- 5 Gift deed document No.2818/2024 dated: 31.05.2024 Uploaded by the Applicant Thiru. Prabakaran, Dt : 06.06.2024
- 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 Demand raised for payment of Centage, display board charges, respectively dated on 06.06.2024
- 14 Payment of Centage, Display board charges, received from the applicant respectively on

Dt : 14.06.2024

15 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

16). Village Panchayat Resolution No 07/2024 , Dated 03.07.2024

17). Local Body Demand Collected, Dated 06.07.2024

Ref :

Residential layout in Chengalpattu District, Cheyyur Taluk, Chithamur Panchayat Union, Chinnakayapakkam Panchayat & Village, S.No. 25/185A to an extent of 3926.00 Sq.m (0.97 Acre) The layout proposal received in this for concurrence. In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Chengalpattu District office Further the Applicant Thiru. Prabakaran ,has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift deed document 2818/2024 dated: 31.05.2024 Hence, planning permission for Residential layout has been issued by the Chengalpattu District office on 20.06.2024 Local body on Dated: 20.6.2024. this residential layout has been approved with Village Panchayat Resolution No. 7/2024, Dated 03.07.2024 with below conditions.

Body:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department and Local Body shall not be done without the prior approval of the District Town and Country Planning department and Local Body.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning dept or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent Body: to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60

x 120cm permanent display board along with the details of resolution number and date of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department and Local Body without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

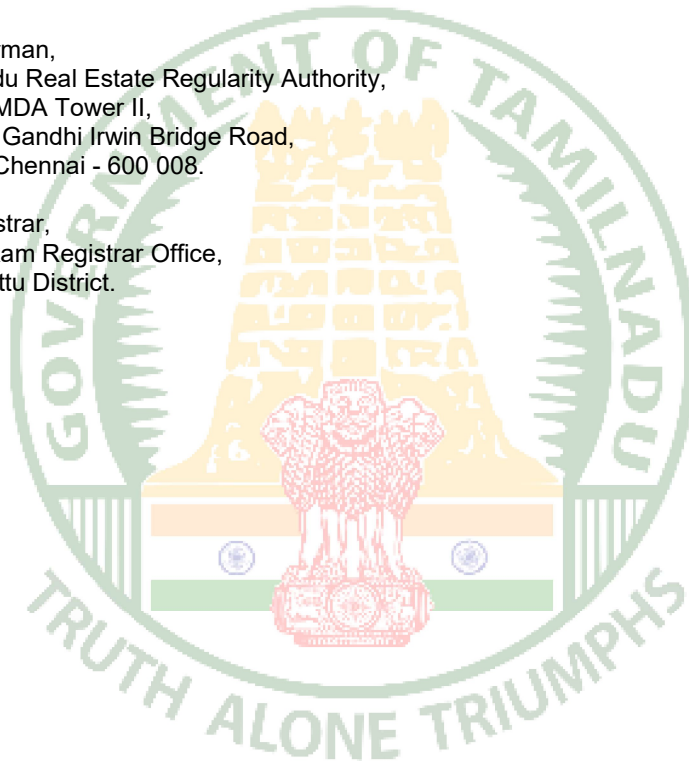
Copy To

1) Block Development Officer,
Chithamur union,
Cheyyur Taluk,
Chengalpattu District.

2. Tahsildar concerned (TamilNilam).
Cheyyur Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4. Sub Registrar,
Achirupakkam Registrar Office,
Chengalpattu District.



Village

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.07.06 17:51:38



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.

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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](#)



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



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
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+91 9996 12 9996

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