

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: 743/2025

Date: 3/18/26 3:53 PM

From:

Executive officer

NO.1, Iyyampettai Street, Thirupporur, Thirupporur(Tk), Chengalpattu(Dt), 603110

To :

M/s. Fortune Estate Developers Pvt Ltd,
No.07, Rajiv Gandhi Salai (OMR),
Sholinganallur Chennai -600119

Online Application Number:

HG3V87P6

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District – Thirupporur Spl. Grade Town Panchayat – Formation to Proposed extent of 1190.00sq.m in the Land Bearing S.F.No.143/9, 144/1A9, 144/3B, 146/1G1A and 146/2B of Kannagapattu Village, – Layout Final approval reg

Ref :

Joint Director / Deputy Director / Assistant Director. Town Country Planning, Chengalpattu
Lr Roc No. HG3V87P6/2025/2025/TCP Dt. 02.12.2025

Body:

In the reference cited planning permission has been accorded by the Joint Director/Deputy Director/Assistant Director, Town country planning, Chengalpattu and forwarded to this Town Panchayat for final approval.

The proposal was processed as per the prevailing rules and site inspection necessary fees has been collected and the amount for street lights has been paid to TANGEDCO by the petitioner. Hence Final approval for extent of 1190.00sq.m in the Land Bearing S.F.No.143/9, 144/1A9, 144/3B, 146/1G1A and 146/2B of Kannagapattu Village in Chengalpattu District, Thirupporur Special Grade Town Panchayat, issued subject to the following
Body conditions

Director/Assistant Director, Town country planning in the reference should be followed strictly

2. Photo copy of water supply should be furnished to Urban local body :

3. The promoter should be responsible to pay any amount raised in Audit objections, as per the under taking given



Executive officer

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](#)



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

