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RE REGULATORY RECORD

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# Layout Application - Final Approval Letter

Roc No: 241/2025/a1 **Date:** 8/10/26 4:56 PM

From:

Executive officer

No.134, Sholingur Road,
Pallipet - 631208
Thiruvallur District

To :

Thiru.K.Devarajulu and Mohanbabu, 177, V.No.3, Pudhupattu Village, Pallipet Town Panchayat and Taluk, Tiruvallur District

Online Application Number: X5K6LE8A

Sir/ Madam,

Sub :

Residential Layout – Office of the Town Panchayat, Pallipet, Thiruvallur District – Thiruvallur District – Unplanned Area – Pallipattu Taluk – Pallipet Town Panchayat – Pudupettai Village – Survey Nos. 177/7D2A2, 177/7D2A1B, 177/7E3B, 177/8B, 177/9A, 177/9B – Extent: 7279.00 sq. m (1.80 acres) – Technical approval granted – Issuance of order for layout regularization – Regarding.

Ref :

1. Applicant, Mr.K.Devarajulu and Mr.Mohanbabu, layout proposal received through online Application No: X5K6LE8A, Dated: 27.01.2026.
2. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director (Incharge), Agriculture Department, Tiruvallur letter No.Maa Thi 1/ XAIR83S/2025, Dated.11.07.2025 (JD Agri NOC).
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. District Town and Country Planning Office, Tiruvallur District Letter ROC No: X5K6LE8A /2026/TCP (Road pattern issued on Dated: 20.02.2026).
6. Applicant Mr.K.Devarajulu and Mr.Mohanbabu, Gift deed document no:549/2026, dated: 25.03.2026.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and

16.07.2022.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14. Demand payment through online Request Letter, Dated: 21.04.2026 (Requiring payment of Centage Fee, Display Board Fee and Development Charge Fee).
15. Applicants Payment paid through online Letter Dated: 27.04.2026 (Payment of Centage Fee, Display Board and Development Charge Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).
18. Concern record

Body:

The layout plan proposal received through the online application bearing the first reference number mentioned above was examined in accordance with the prevailing rules. Following a review of documents and a field inspection and pursuant to the instructions issued in the aforementioned fifth reference, the land earmarked for roads, public purposes, and use by the local body and TANGEDCO has been handed over to the Town Panchayat as a gift, in accordance with the prescribed regulations.

2. Technical approval has been granted by the Department of Town and Country Planning for the aforementioned layout, subject to the following conditions, following the receipt of a soft copy of the gift deed from the applicant (as mentioned in Note 6 above) and the payment of charges such as the 'Centage' fee (as mentioned in Note 15 above).

3. In accordance with the stipulated conditions, approval has been granted for the layout plan covering an area of 7,279.00 square meters (1.80 acres)—situated in Pudupettai Village, Pallipattu Town Panchayat, Pallipattu Taluk, Thiruvallur District (in an unplanned area) under Survey Field Nos. 177/7D2A2, 177/7D2A1B, 177/7E3B, 177/8B, 177/9A, and 177/9B—and the approval number SWP/DTCP/TVLR/LAYOUT No: 76/2026 has been issued.

4. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

5. As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above.

6. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

7. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

8. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

9. The Owner (or) Developer (or) promoter sell economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply.

10. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

11 Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

12 The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.

13• If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

14 • The hollowed part of the layout should be raised to street level.
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15 On all roads with a width exceeding 7.2 meters, shade-providing trees must be planted within a distance of 1.00 meter to 9.00 meters from the road boundary.

16. Since only planning permission or approval has been granted by the District Town and Country Planning Office for the specific plot, the order issued to you will be cancelled should any dispute regarding land ownership arise.

17. Once the applicant obtains approval for the layout plan from the District Town and Country Planning Office through the Town Panchayat office, the approved layout plan—along with details such as the resolution number and the date of approval—must be permanently displayed for public view at the layout entrance on a 6-foot by 4-foot permanent notice board, without any alterations.

18. 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 subdivision has been approved where there is no actual title to the land.

19. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the Town Panchayat Office without any prior notice.

20. A copy of the plan approved by the District Town and Country Planning office and Pallipet Town Panchayat office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

**Executive officer**

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

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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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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.