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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 04/2025-2026 **Date:** 3/5/26 9:58 AM

From:

Village Panchayat

Panchayat Office Building, Malai Eswaran Kovil Street, Vallam, Chengalpattu (Dist)

To :

1. Tmt. P.R. Saraswathy
Plot No :2 ,Balaji Nagar,
3rd Cross Street,
Kolathur, Ayanavaram,
Chennai – 600 099.
Ph : 9841181198
Email Id : Maxxmohan44@gmail.com

Online Application Number: 1LFECLCJ

Sir/ Madam,

Sub :

District Town and Country Planning office Chengalpattu District- Residential Layout – Chengalpattu District and Taluk,
Kattankulathur Panchayat Union, Vallam Panchayat, Ammanampakkam Village in the Land Bearing S.No.114/1A2 & 114/1B to an
extent of 0.47.00 Hec (4,700.00 Sq.m) – Final Approval issued - Forwarded for further action

Ref :

1. Application (Reference No.1LFECLCJ/2025) received through Single Window Portal from Tmt. P.R. SARASWATHY, Dated:
18.08.2025.
2. Road pattern plan approved by the District Town and country planning Office, dated: 13.09.2025.
3. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/6545/2025 Dt: 08.09.2025.
4. District Forest Office, Chengalpattu Division, Chengalpattu NOC Letter K.Dis.No.D/2201/2025, Dt : 25.08.2025.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document No.15995/2025 dated.25.09.2025 Uploaded by the Applicant Tmt. P.R. SARASWATHY, Dt: 09.10.2025.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.

8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
13. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024.
15. Tamil Nadu Government Gazette No.28] Part – II, Section 2, Dt: 10.07.2024.
16. Demand raised for payment of Centage, display board charges, Sub-division charges, Development Charges, OSR Charge
and Flag day Fund Charge and respectively dated on 13.09.2025 &
09.10.2025.
17. Payment of Scrutiny Fee, Centage, display board charges, Sub-division charges, Development Charges, OSR Charge and
Flag day Fund Charge received from the applicant respectively on Dt
:18.08.2025, 08.10.2025 & 09.10.2025.
18. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

Chengalpattu District and Taluk,
Kattankulathur Panchayat Union, Vallam Panchayat, Ammanampakkam Village in the Land Bearing S.No.114/1A2 & 114/1B to an
extent of 0.47.00 Hec (4,700.00 Sq.m)
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 0.47.00 Hec. (4700.00 Sq.m.)
No. of Plots : 24 Nos. + Owner's Use - 1
Gifted over to Local Body :
Layout Road & Splay Extent : 1012.81 Sq.m. (21.54%)
Public Purpose : 20.87 Sq.m (0.56 %)
TANGEDCO Purpose : 19.14 Sq.m (0.52 %)
Panchayat Resolution no: 90 Date:17.02.2026.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.03.05 09:58:04

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

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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.