

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: Panchayat Resolution
No.09/2025-
26.dated.28.04.2025.

Date: 5/28/25 6:34 PM

From:

Village Panchayat

Naduvakkarai Panchayat & Village, Pudupattinam Street, Naduvakkarai Post, Thirukkazhukundram Taluk,
Chengalpattu District

To :

1. Thiru. S.A. MOHAMED FAIZAL KHAN
No.66, AngappaNaicken Street,
Mannady, Tondiarpet,
Chennai – 600 001.
Ph : 9360007389

Online Application Number: ameashraf786@gmail.com AX2MXF5D

Sir/ Madam,

Sub :

Approval and order for the residential plot to be constructed in Karumarapakkam village, survey number 410/1B1, Thirukkazhukundram Panchayat Union, Chengalpattu District-Regarding.

Ref :

- 1 Application (Reference No.AX2MXF5D) received through Single Window Portal from Thiru. S.A. MOHAMED FAIZAL KHAN,Dated:15.02.2025.
- 2 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/1728/2025Dt: 06.03.2025
- 3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
- 4 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
- 5 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 6 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.
- 7 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

- 8 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
- 9 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
- 10 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
- 11 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
- 12 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.
- 13.The Exective Authority / President Of Naduvakkarai Village Panchayat is Summited The Site Inspection Report on 26.05.2025.
- 14.Related Documents.

Body:

Order

Acts of the Assistant Director Of Town And Country Planning Chengalpattu ROC No. AX2MXF5D/2025/TCP Dated. As on 07.04.2025 Total Plots 01 to 03 in Survey Nos. S.Nos. 410/1B1of Naduvakkarai Panchayat & Karumarapakkam Village in Chengalpattu District Thirukkalukunram Panchayat Union Naduvakkarai Panchayat– A . In-Principle Plot Approval has been granted for the residential plot located at the site bearing M.V./P.U.T.E.(Sm) No.80/2025 and subject to conditions. The Executive Officer / Village Panchayat President of Naduvakkarai Panchayat has surveyed the above plot division and submitted a report on 26.05.2025 accepting it Chengalpattu District Thirukkalukunram Panchayat Union Naduvakkarai Panchayat & Karumarapakkam Village Survey Nos. S.Nos. 410/1B1- Total Plots 01 Area of first 03 plot is 900.00sq.mtrs Area permission fee total Rs.23736/- (Rupees Twenty Three Thousand Seven hundred and Thirty Six only) paid to Naduvakkarai Panchayat on 27.05.2025. Based on this, Executive Officer / Panchayat President, Naduvakkarai Panchayat is numbered 09/2025-2026 to give approval for residential plot division and plot division approval is given with the following conditions.

CONDITIONS

- 1)Plots and Multiplication approved map Office of the Deputy Director of Urban Planning should be demarcated by boundaries All streets within the plot should be paved with gravel stones to the level and width as determined by the petitioner administrative authorities. In addition, the petitioner should provide the facilities such as proper bridges, sewers, drains, street lighting, etc. The petitioner should not make any changes in the size of the plot or changes in the areas of limited common use.
- 2) Corners of plots situated on street corner should be set with turn as per approved plan.
- 3) Any plot left in the approved map shall be used only for the construction of residential houses except plots selected for public purposes and shall not be used for the construction of buildings for personal use such as warehouses and non-residential premises.
- 4) No plot shall be altered or subdivided for a different use so as to alter the approved dimensions or layout.
- 5) Street lights as shown on the approved map shall not be less than 10 feet from the building limit No building or wall shall be erected on the street within the building limit within the plot.
- 6) Building should not be constructed more than 50 percent of the plot area.
- 7)Urban Development Department Legal Technical Approval (a) Granting of project approval does not confirm the ownership of the land on the applicant technical approval of the documents submitted with the application of the applicant before granting the project approval Purchase deed Lease deed Patta Donation deed public proof deed etc.
- 8) Panchayat Department is not an appropriate body to decide that any person/applicant who wants to purchase the property must separately assert his right over the property and if any other individual claims over it they can settle it before a court of competent jurisdiction.
- 9) Landslides should be levelled as much as necessary for laying the pavements and no ditches should be made by digging soil from the land.
- 10) The owners of the land should enter into an agreement in writing with the concerned panchayat union officer that the above-mentioned house construction sites will be included in the sale deeds to control the seller and buyer of the plots.
- 11) In case of any situation where the in-principal approval for land license is affected, the in-principle approval for this division will be cancelled without any prior notice.
- 12) Plot plan for which technical approval is to be given should be drawn on a concrete slab not less than 6 feet by 4 feet at the relevant place for public viewing.
- 13)Approved plot division map is attached herewith



Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2025.05.28 18:34:23



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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

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
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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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