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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Morapakkam Panchayat - 72/2025 Date :25.03.2025

Date: 4/22/25 5:47 PM

From:

Village Panchayat

Morapakkam Village & Post, Maduranthagam Taluk, Chengalpattu District Acharapakkam Block, Chengalpattu District

To :

Thiru. P. Sakthivel & Thiru. M.N. Jaffer Sadhik
No.2, Pillayar Kovil Street,
Karunakaravilagam Village,
Morapakkam Post,
Maduranthagam Taluk,
Chengalpattu District - 600 042.
PH : 9787909007

Online Application Number: 1PYHZDKC

Sir/ Madam,

Sub :

The President, Morapakkam Panchayat, Chengalpattu District- Residential Layout Approval - Site extent of 13320.00 Sq.m (3.285 Acre) in the Land Bearing Karunakaravilagam Village, S.Nos.47/1D2, 47/4B, 47/5A2, 47/5B and Morapakkam Village, S.Nos.188/1B, 188/1C, Morapakkam Panchayat, Achirupakkam Panchayat Union, Maduranthagam Taluk, Chengalpattu District – Final Approval issued - Forwarded for further action - Reg.

Ref :

1.Application (Reference No. 1PYHZDKC) received through Single Window Portal from Thiru. P. Sakthivel Two Others, Dated:16.11.2023
2. G.O.(Ms.) No.180, Rural Development And Panchayat Raj (PR-II (2)) Department Date: 05.12.2024
3. G.O.(MS.) No. 119, Rural Development and Panchayat Raj (PR.2) Department Date :16.07.2024.
4. G.O.(MS.) No.133, Housing and Urbon Development Department Date 19.07.2024.
5. From the rural Development and Panchayat Raj Department Letter No.4870/2024/PRI-2.2 Date:14.10.2024
6. Layout Technical Approval issued By Joint Director / Deputy Director / Assistant Director District Town and country planning Office Chengalpattu ROC No: 1PYHZDKC/2023/2025/TCP Date : 18/03/2025

7. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Ka.No.E2/9641/2023 Dt: 18.01.2024.
8. Wildlife Warden, Wildlife Division, Chennai NOC Letter C.No.4526/2023/D Dated : 28.12.2023.
9. Gift deed document No.1194/2025 dated.04.03.2025 Uploaded by the Applicant Thiru. P. Sakthivel Two Others , Dt: 07.03.2025
10. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
11. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. 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.
14. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
15. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
16. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
17. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
18. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024.
19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.
20. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
21. Panchayat Demand Fees raised and Demand fees received from the applicant respectively on Dt: 17/04/2025.

Body:

ORDER:-

The online application received for the issuance of Final approval for the Residential Layout Approval vide under reference 6th cited above. The reference 10th cited above the Layout development Work Completed, the Joint Director / Deputy Director / Assistant Director, District Town and country planning Office Chengalpattu technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.50/2025 is approved. The approved Residential Layout Final plan is enclosed herewith for taking further action in the regard.

The fees/charges collected from the applicant are as follows:
1.Panchayat Demand Fees (vide under reference 2nd cited above): Rs.167753.00
Transaction ID : c0d3d129-7658-4935-8931-557eb9681c5a Date : 17/04/2025.

2. land use change fees (vide under reference 12th cited above) : Rs.9000.00
Challan Number 20250415013650 And Bank ref No. IP251053761898 Date:15.04.2025.

Copy to :-
1. Thiru. P. Sakthivel & Thiru. M.N. Jaffer Sadhik
No.2, Pillayar Kovil Street,
Karunakaravilagam Village,
Morapakkam Post,
Maduranthagam Taluk,
Chengalpattu District - 600 042.
Ph : 9787909007

2. Tahsildar concerned (TamilNilam).
MaduranthagamTaluk 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,
Maduranthakan Registrar Office,
Chengalpattu District.

5. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

6.Block Development Officer
Acharapakkam Block Development Office.
Acharapakkam – 603301.

Village

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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