Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 9/2025-26 **Date:** 1/22/26 2:35 PM

From:

Village Panchayat

No.3/166, Ambedkar Street, Anna Nagar, Pudupakkam

To :

DAC DEVELOPERS SPV III PVT LTD,
Flat A1, G.F, Door No.19, K Block,
1st Main Road, 1st Avenue, Anna Nagar East,
Chennai - 600 102.
Ph : 9500199338 Email. liaisonofficer@dacdevelopers.com

Online Application Number: OK5DS54D

Sir/ Madam,

Sub :

Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 22900.00 sq.m in the Land Bearing S.F.No. 217/5, 217/6, 217/7A, 217/7B, 217/8, 217/9, 217/10, 217/11A, 217/11B, 217/12, 217/13, 217/14, 217/15A, 217/15B,217/16, 217/17, 217/18, 217/19, 218/1, 218/2, 218/3A, 218/3B, 218/4, 218/5, 218/6, 218/7A, 218/7B, 218/9, 218/10, 218/11A, 218/11B, 218/12, 218/13, 218/14, 218/15, 218/16, 218/17, 218/18, 218/19A, 218/19B, 218/20, 218/21, 218/22A, 218/22B, 218/23, 218/24, 220/1, 220/2, 220/3, 220/4, 220/5, 220/6, 220/11A, 220/11B, 220/12, 220/13 of Pudupakkam Village and Panchayat, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Planning Permission issued - – village panchayat president approval order issued - reg

Ref :

1. Town and Country Planning Department Planning Permission Roc. OK5DS54D/2025/2026/TCP dated 02.01.2026.
2. Sub Registrar, Kelambakkam Registrar Office, Chengalpattu District. Gifted No - 4898/2025 Dated.24.12.2025
3. SWP/DTCP/Chengalpattu District - WP/DTCP/Chengalpattu District - L.P/MLPA(CD) No. 003/2026
4. Pudupakkam Panchayat Resolution No. 77 Dated. 22.01.2026
5. Block Development Officer (VP), Thiruporur Panchayat Union
6. Panchayat Secretary, Pudupakkam Panchayat Office, Thiruporur Panchayat Union.

Body:

In the Letter from the Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District -Formation to Proposed extent of 22900 sq.m in the Land Bearing S.F.No. S.F.No. 217/5, 217/6, 217/7A, 217/7B, 217/8, 217/9, 217/10, 217/11A, 217/11B, 217/12, 217/13, 217/14, 217/15A, 217/15B,217/16, 217/17, 217/18, 217/19, 218/1, 218/2, 218/3A, 218/3B, 218/4, 218/5, 218/6, 218/7A, 218/7B, 218/9, 218/10, 218/11A, 218/11B, 218/12, 218/13, 218/14, 218/15, 218/16, 218/17, 218/18, 218/19A, 218/19B, 218/20, 218/21, 218/22A, 218/22B, 218/23, 218/24, 220/1, 220/2, 220/3, 220/4, 220/5, 220/6, 220/11A, 220/11B, 220/12, 220/13 of Pudupakkam Panchayat and village, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District Residential Plots – (125).The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Thiruporur Panchayat Union – Pudupakkam Village and Panchayat LAYOUT APPROVAL NO. 003/2026 Subject to Special conditions and Technical clearance from the Local Authority. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the Pudupakkam Village and Panchayat with the document No. 4898/2025, Dated.24.12.2025 Registered at the Kelambakkam Sub Registrar Office.

Layout Approval Fee - Rs.981456/- Transaction ID : 11000346625832 Dated. 21.01.2026
Layout Inspection Fee – Rs. 6000/- Transaction ID : 11000346625832 Dated. 21.01.2026.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-
Site Extent: 5955.80 sq.m
No. of Plots provided: 125 (Including EWS Plots)
EWS Plots : 12, 80-103
EWS Plot Area : 1748.00 Sqm - (10.31%)

Gifted over to Local Body :
Layout Road Extent : 5955.80 sq.m
Public Purpose : 85.64 sq.m (0.50%)
TANGEDCO Purpose : 85.92 sq.m (0.50%)
Park -1 = 912.43 sq.m
Park – 2 = 795.52 sq.m
Total Park = 1,707.95 sq.m (10.07%)

Therefore Subject to Specific Conditions, Chengalpattu District -Formation to Proposed extent of 22900 sq.m in the Land Bearing S.F.No. 217/5, 217/6, 217/7A, 217/7B, 217/8, 217/9, 217/10, 217/11A, 217/11B, 217/12, 217/13, 217/14, 217/15A, 217/15B,217/16, 217/17, 217/18, 217/19, 218/1, 218/2, 218/3A, 218/3B, 218/4, 218/5, 218/6, 218/7A, 218/7B, 218/9, 218/10, 218/11A, 218/11B, 218/12, 218/13, 218/14, 218/15, 218/16, 218/17, 218/18, 218/19A, 218/19B, 218/20, 218/21, 218/22A, 218/22B, 218/23, 218/24, 220/1, 220/2, 220/3, 220/4, 220/5, 220/6, 220/11A, 220/11B, 220/12, 220/13 of Pudupakkam Panchayat and village,Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District Residential Plots – (125).It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROCNo. OK5DS54D/2025/2026/TCP dated 02.01.2026..and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP /Chengalpattu / LAYOUT APPROVAL NO.003/2026,

obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

To.

DAC DEVELOPERS SPV III PVT LTD,

Flat A1, G.F, Door No.19, K Block,

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.01.22 14:35:35

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.