Verified RealEstate™

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: 02/2025-26 **Date:** 11/1/25 9:43 AM

From:

Village Panchayat

Panchayat Office Building, Railway Station Road, Villiyambakkam, Chengalpattu (Dist), 603101

To :

Thiru.P.Venkatesan,
No.7, Gandhi Street,
Hasthinapuram,
Chitlapakkam,
Chennai – 600 064.
Contact No.9597609088.

Online Application Number: KJK17EOZ

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu District- Residential Layout–Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Villiambakkam Panchayat and Village in the Land Bearing (No of Plots. 158 Nos and EWS Plots : 43 Nos Total No of Plots.201), S.Nos.29/1, 29/2; 33/1, 33/2; 34/1A, 1B, 1C, 1D, 2A, 2B; 35; 36/1, 36/2A1, 36/2B1; 37; 38/1A1A, 38/1A1B, 38/2; 39/1, 39/2, 39/3; 374/1 and 374/2 to an extent of 40200.00 Sq.m Technical Approval issued by District Town and Country Planning office Chengalpattu District (Planning Permission)-Residential Land Approval.

Ref :

Villiambakkam Panchayat and Village in the Land Bearing (No of Plots. 158 Nos and EWS Plots : 43 Nos Total No of Plots.201), S.Nos.29/1, 29/2; 33/1, 33/2; 34/1A, 1B, 1C, 1D, 2A, 2B; 35; 36/1, 36/2A1, 36/2B1; 37; 38/1A1A, 38/1A1B, 38/2; 39/1, 39/2, 39/3; 374/1 and 374/2.
The application was processed and letter issued directing applicant to handover the land earmarked for road, Public purpose of local body and TANGEDCO to the appropriate authority vide reference 2nd cited above.
On receiving the gift deed soft copy vide reference 6th cited above and On receipt of payment of charges such as Scrutiny Fee, Centage,display board charges, Sub-division charges, Satellite Town Charges, Development Charges, and Flag day Fund Charges vide reference 17th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT
No.222/2025

Body:

Villiambakkam Panchayat and Village in the Land Bearing (No of Plots. 158 Nos and EWS Plots : 43 Nos Total No of Plots.201), S.Nos.29/1, 29/2; 33/1, 33/2; 34/1A, 1B, 1C, 1D, 2A, 2B; 35; 36/1, 36/2A1, 36/2B1; 37; 38/1A1A, 38/1A1B, 38/2; 39/1, 39/2, 39/3; 374/1 and 374/2.
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 40200.00Sq.m
No. of Plots : 158 Nos.
EWS Plots : 43 Nos.
EWS Extent : 2941.50Sq.m. (10.45%)
Owner's use – 1 : 131.27 Sq.m.
Owner's use – 2 : 34.45 Sq.m.
Owner's use – 3 : 41.97 Sq.m.
TANGEDCO – 1 : 95.40 Sq.m.
TANGEDCO – 2 : 52.70 Sq.m.
TOTAL :148.10 Sq.m. (0.53 %)

Gifted over to Local Body :
Layout Road & Splay Extent : 12058.33Sq.m.

PARK
Park - 1: 2014.89 Sq.m.
Park – 2 : 828.73 Sq.m.
TOTAL PARK :2843.62 Sq.m. (10.10%)

PUBLIC PURPOSE
Public Purpose – 1 : 101.50 Sq.m.
Public Purpose – 2 : 47.56 Sq.m.
TOTAL :149.07Sq.m(0.53%)

Total No. of plots: 201
Special conditions:
All conditions as notified by the Director of Urban Planning apply.
The petitioner Thiru. P. VENKATESAN should provide road facilities, street lighting facilities, drinking water facilities, and rainwater drainage facilities for the plot. Failure to do so will result in the Panchayat Administration taking steps to cancel the approval of the plot.
Panchayat Resolution No:21, Date.08.10.2025.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.11.01 09:43:06

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.