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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: K3SVIU0B/2025/TCP

Date: 5/23/25 8:17 PM

From:

Village Panchayat

No.6/15, Kulakkarai Street, Sirukundram

To :

Thiru. T. SURESH, Door No.14/92, F Block 2nd Street, Anna Nagar East , Periyakudal, Aminjikarai, Chennai – 600 102.

Online Application Number: K3SVIU0B

Sir/ Madam,

Sub :

The President, Sirukundram Panchayat, Thiruporur Panchayat Union, Chengalpattu District- Residential Layout - District Town and Country Planning office Chengalpattu District - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Sirukundram Panchayat, Marutheri Village in the Land Bearing S.No. 1/3B to an extent of 9675.00 Sq.m – Final Approval issuance - Reg.

Ref :

1. Application (Reference No.K3SVIU0B) received through Single Window Portal from Thiru. T. SURESH, Dated: 16.02.2025.
2. Road pattern plan approved by the District Town and country planning Office, dated: 01.04.2025.
3. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/1653/2025 Dt: 14.03.2025
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.9477/2025 dated.24.04.2025 Uploaded by the Applicant Thiru. T. SURESH, Dt: 02.05.2025.
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
Ref :
14. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
15. Demand raised for payment of Centage, display board charges, Development Charges, Satellite Town Charges and Subdivision
charges respectively
dated on 02.05.2025 and OSR Charges Dt : 01.04.2025
16. Payment of OSR Charges Dt : 02.05.2025, Centage, Display board charges, Satellite Town Charges, Sub-division charges
and Development Charges Dt :
06.05.2025 and Flag day fund Charges Dt :02.05.2025 & Scrutiny fee Charges Dt: 16.02.2025.
17. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

Body:

Residential Layout - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Sirukundram Panchayat, Marutheri Village in the Land Bearing S.No. 1/3B to an extent of 9675.00 Sq.m - total 64 numbers of plots - technical clearance issued by district town and country planning office chengalpattu. To get final approval by the local body sirukundram village panchayat, the demand fees Rs. 169150 (rupees one lakh sixty nine thousands one hundred and fifty only) have been paid to the panchayat. Therefore the layout is unanimously approved by the panchayat council.

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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