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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: SWP/LPA/03/2025-26

Date: 3/27/26 3:24 PM

From:

Village Panchayat

Panchayat Office Building, Nagatha amman Koil Street, Chengalpattu (Dist)

To :

Thiru.V.Kanniyappan,
Managing Director Kpn Promoters Pvt Ltd,
No.48a, Karanaiputhuchery Main Road,
Urapakkam, Vandalur Taluk,
Chengalpattu District - 603 210,
Mobile No.7358038430
Email id: kanniyappan16@gmail.com

Online Application Number: IE8SYSKT

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District - Kattankolathur Panchayat Union - Keerapakkam Panchayat , Arungal Village - Acknowledging and approving to an extent of 9950 sq.m in the Land Bearing S.No. 38/1A, 38/1C, 38/4A, 47/1A, 47/1B1, 47/1B2, 47/2A & 47/2B, No. of Plots – 1 to 62 Technical Clearance issued by Assistand Director Town and Country Planning Department (Planning Permission) – reg

Ref :

1) Application (Reference No.IE8SYSKT/2025) received through Single Window Portal from Thiru.V.Kanniyappan, Dated - 06.12.2025
2) Town and Country Planning Department (Planning Permission) ROC No. IE8SYSKT/2025/TCP, Date - 06.12.2025
3) Related Documents

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District issued to Chengalpattu District, Kattankolathur

Panchayat Union, Keerapakkam Panchayat, Arungal Village and approving to an extent of 9950.00 Sq.m in the Land Bearing S.No.38/1A, 38/1C, 38/4A, 47/1A, 47/1B1, 47/1B2, 47/2A & 47/2B – 1 to 62 Residential Plots Layouts The 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.318/2025 & Panchayat Approval No- SWP/LPA/03/2025-2026 Subject to Special Conditions and Technical Clearance from the Local Authority.

2. 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 the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and On site Inspection of amenity 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 Keerapakkam Panchayat with the document No.19190/2025 dated 20.11.2025 registered at the Guduvancheri Sub Registrar Office.

3. According to the ordinance in Reference 5, 3% Market Value fee for Residential Layout Plot of Rs.120000/- Payment Receipt No.20260228007424, Dated.28.02.2026.

a) Layout Approval Fees - Rs.347084/- and Layout Inspection& Development Fees Rs.186000/- Paid to the Single Window Portal online Payment Receipt No.2025122954007, Date - 29/12/2025.

Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union, Keerapakkam Panchayat, Arungal Village extent of 9950.00 Sq.m in the Land Bearing S.No. 38/1A, 38/1C, 38/4A, 47/1A, 47/1B1, 47/1B2, 47/2A & 47/2B, 1 to 62 Residential Plots it is hereby ordered to grant Approval for the above mentioned Residential Layout.

Allotment Details of Approved Layout Plan
Site Extent : 9950.00 Sq.m
No. Of Plots : 62 Nos
Gifted Over to Local Body
Layout Road & Splay Extent : 2682.00 Sq.m
Public Purpose : 38.48 Sq.m (0.53%)
TANGEDCO Purpose : 37.46 Sq.m (0.52%)
Park : 743.02 Sq.m (10.22%)

Conditions :

1. Chengalpattu District, Joint Director/Deputy Director/ Assistant Director (In charge) , District Town and Country Planning Department ROC No.IE8SYSKT/2025/TCP, Dated.06.12.2025 and Residential Layout Technical Clearance/ Concurrence/ Planning Permissions is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP/LAYOUT APPROVAL NO.318/2025, All the Special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential Layout should remain in same existing condition No Changes Should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout Plots should be used for construction of house only. No dangerous or 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 bounded 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 or deed registrations and changes in land ownership.
9. Construction of high voltage/ low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.
10. Mr. V. Kanniyappan, Managing Director of KPN Promoters Private Limited, shall provide road facilities, street lighting facilities, drinking water facilities, storm water drainage facilities and other infrastructure facilities to the said plot. Failure to do so shall result in the approval of the said plot being cancelled by the Panchayat Administration without any prior notice.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President

Keerapakkam Panchayat

Kattankolathur Panchayat Union

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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