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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: 01/2026 **Date:** 6/4/26 2:46 PM

From:

Village Panchayat

No.3/156, OMR, Kazhipattur, Muttukadu

To :

Mr. L Bharathy and others
No.14 Dhanalakshmi Nagar Sheikkummanium,
Porur,Maduravoyal,Chennai,600116.

Online Application Number: RZPD7FXQ

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu District, Thiruporur Panchayat Union, Formation to Proposed extent of 4750.00 sq.m in the Land Bearing S.F.No: 129/2A, 131, 132/2 of Egattur village, Muttukadu Panchayat - Planning Permission issued - Final approval and order issued-reg.

Ref :

1.Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) ROC No.L.P/MLPA(CD-5) No.149/2026. /2026/TCP Date : 21.05.2026.
2. Gift Deed No. 2417/2026 Dated.12.03.2026
3. Muttukadu Panchayat Resolution No.157/dated on 18.05.2026.
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

Body:

As per ref 1&2-cited, Chengalpattu District, Thiruporur panchayat union, Muttukadu Panchayat, Egattur Village MR. L BHARATHY AND OTHERS, Survey No.129/2A, 131, 132/2, bearing in 4750.00 square meters land area for residential layout Planning permission according to the Gift Deed No.2417/2026, Road & Splay area-1593.60 sq.m., Common area-20.00 sq.m, TNEB-20.00 sq.m has been handed over to the local Body.

As Per Ref 1 & 3-cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. L.P/MLPA(CD-5) No.149/2026. /2026/TCP Date : 21.05.2026 - has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the fees are collected the fee details follow.

Collected Fees Details

1.Layout Inspection Fees per Plot Rs.1000 (36 Plots) - Rs.36000/- Paid - SNA Account Through Online Mode- Receipt No.2026060253763

2.Inspection Charges Rs.5 Per Sq.ft(33968 Sq.ft) - Rs.169840/- Paid - SNA Account Through Online Mode- Receipt No.2026060253763

Above mentioned the fees are collected from MR. L BHARATHY AND OTHERS, and the Ref- 1 dated 21.05.2026 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD-5) No.149/2026, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1.Chengalpattu District, Joint Director/Deputy Director/Assistant Director, District Town and country Planning Department ROC No.L.P/MLPA(CD-5) No.149/2026. /2026/TCP and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. 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 o f 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.

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.

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

President

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.06.04 14:46:37

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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