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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: 5606XC06/2025/TCP

Date: 8/5/25 6:44 PM

From:

Village Panchayat

Panchayat Office Building, Kanchipuram High Road, Thimmavaram, Chengalpattu (Dist)

To :

Thiru. K.R. JAGANNATHAN,
No: 4, Thiyagaraya Nagar,
Krishna Street,
Mambalam,
Chennai-600 017.

Online Application Number: 5606XC06

Sir/ Madam,

Sub :

Residential Layout – Conversion of Primary School Site into
Residential plot in S.Nos.725/3; 726/2; 727/1A, 1B, 2; 728; 729; 732; 733/1, 2A, 2B; 734/1 (Part) and 734/2 already approved
layout DTCP No.81/2007 with an extent of 2207.36 Sq.m. in (S.No.727/1A1A Part & 733/1A1A1A Part) Chengalpattu District and
Taluk, Kattankulathur Panchayat Union, Thimmavaram Panchayat, Athur – 'B' Block, Thimmavaram Village - Technical Approval issued

Ref :

1.Town and Country Planning Joint Director / Deputy Director / Assistant Director Chengalpattu District. 5606XC06/2025/TCP Dated.26/07/2025
2.Resolution : Resolution No.09 - 05.08.2025 is granted unanimously

Body:

In The Reference 1st Cited Above Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Kattankulathur Panchayat Union, Thimmavaram Panchayat, and Approving to an extent of 2207.36Sq.m. in the

Land Bearing 725/3; 726/2; 727/1A, 1B, 2; 728; 729; 732; 733/1, 2A, 2B; 734/1 (Part) 734/2 and (S.No.727/1A1A Part & 733/1A1A1A Part)The Technical Clearance / Concurrence / Planning Permission is issued
to the
above mentioned Conversion of School Site into Residential plot and Technical Approval is Assigned as SWP/DTCP/Chengalpattu District- Residential Layout - Conversion of School Site into Residential plot 186/2025. Subject to Special conditions and Technical clearance Issued.
The Local Body Demand was Generated and Demand Fees Paid
S.No Description Amount(Rs.)
1 Layout approval fees :98000
2 Layout Inspection fees: 1500
Total :99500
In The Reference 2nd Cited Above Thimmavaram Panchayat, Kattankulathur Panchayat union, ordinary council meeting Resolution No.09,date. 08.04.2025 passed for Final Approval
Conditions
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department R.C No. 5606XC06/2025/TCP
,Dated.26/07/2025.and
Residential Layout -- Conversion of School Site into Residential plot Technical Clearance / Concurrence / Planning Permission is issued to the above
mentioned plot and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / APPROVAL NO. 186/2025, All the Special conditions mentioned must be strictly followed.

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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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.