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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2026 **Date:** 6/2/26 2:04 PM

From:

Village Panchayat

Agili

To :

To:
Thiru. R. Allimuthu,
No. 14, Middle Street, Sendivakkam,
Maduranthagam Taluk, Chengalpattu District - 600 083.

Online Application Number: X6PFTM2V

Sir/ Madam,

Sub :

Layout Approval – Chengalpattu District, Maduranthagam Taluk, Acharapakkam Panchayat Union, Agili Village Panchayat, Sendivakkam Village – Layout of Residential Plots in R.S.No. 120/1C – Extent of 4000.00 Sq.m (0.99 Acre) – Technical Approval issued by District Town and Country Planning Office, Chengalpattu – Issuance of Final Layout Approval – Regarding.

Ref :

1. Technical Approval No. SWP/DTCP/Chengalpattu District - LAYOUT No. 135/2026, Dated: 07/05/2026 issued by the Assistant Director, District Town and Country Planning Office, Chengalpattu (ROC No. X6PFTM2V/2026/TCP).

2. Single Window Portal Application (Ref No. X6PFTM2V) submitted by the Applicant, Thiru. R. Allimuthu, Dated: 02.01.2026.

3. No-Objection Certificate (NOC) Letter Mu.Mu.Ka.No.E2/7076/2025, Dated: 25.09.2025 from the Joint Director, Agriculture Department, Chengalpattu.

4. Registered Gift Deed Document No. 2205/2026, Dated: 08.04.2026, executed by the applicant in favour of Agili Panchayat (Sendivakkam Village).

5. Agili Village Panchayat Council Resolution No. 06, Dated: 14.05.2026 (Sendivakkam Village).

6. Panchayat Demand Fees Payment Receipt No. 2026052959693, Dated: 29/05/2026 for Rs.

1,13,111/-.

7. Government of Tamil Nadu E-Challan No. 20260601051056, Dated: 01/06/2026 for Rs. 60,000/- (3% Land Use Conversion Charges).

8. G.O. (Ms.) No. 180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024 (Orders on Rationalisation and Fixation of Layout Approval fees).

9. G.O. Ms. No. 79, Housing and Urban Development Department, Dated: 04.05.2017.

10.Tamil Nadu Combined Development and Building Rules (TNCDBR) – 2019.

Body:

FINAL ORDER:
In accordance with the references cited above, the Agili Village Panchayat Council, through Resolution No. 06, Dated: 14.05.2026, hereby accords FINAL LAYOUT APPROVAL ISSUED to Thiru. R. Allimuthu for the residential layout situated in R.S.No. 120/1C, Sendivakkam .

MANDATORY TECHNICAL CONDITIONS:
1. Plan Alignment: Development must strictly align with the DTCP-approved blueprint; no unauthorized modifications, subdivisions, or amalgamations are permitted.
2. Infrastructure Standards: The promoter is legally obligated to execute all internal infrastructure works (BT roads, stormwater drains, water supply network, and streetlighting) at own cost according to the specifications of this local body.
3. Statutory Registrations: Compliance with the Real Estate (Regulation and Development) Act 2016 is mandatory; no plot marketing or sales transaction shall be executed prior to formal TNRERA registration.
4. Title Disclaimer: This order confers layout planning clearance only and does not validate absolute land title or ownership rights. Separate building plan approvals must be obtained from the local body prior to any structural construction within the individual plots.
Two sets of approved layout plans and conditions are appended.

Layout Allocation Details:
Total Area: 4000.00 Sq.m | Total Plots: 26 Nos.
Gifted Layout Road Area: 1097.50 Sq.m
Gifted Public Purpose & TANGEDCO Space: 19.67 Sq.m & 18.00 Sq.m

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.06.02 14:04:25

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

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/tools

Services we run for you
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The LandLens suite
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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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