

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 74/14.07.2025

Date: 8/4/25 1:38 PM

From:

Village Panchayat

No.3/482, 8th Street, Rajeswari Nagar, Sathankuppam, Kelambakkam

To :

Mr Arputharaj and Mr Mangilal
No 3/431 Brammabuthra street, Moovarampet ganga nagar,
Madipakkam, Chennai-600091.

Online Application Number:

K3HFFD8Y

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union - Kelambakkam Village Panchayat sathankuppam Village (Hamlet of Pudupakkam) - acknowledging and Approving to an extent of 0.81.00 Hectare (8100 sq.m) in the land Bearing S.No. 267/10 and 267/11 Residential Plots Planning Permission – Reg

Ref :

1. Applicants Mr.Arputharaj and Mr.Mangilal, dated. 21.02.2025
- 2.Town and Country Planning Department Roc. K3HFFD8Y/2025/TCP Date : 15/05/2025
3. Kelambakkam Panchayat Resolution No.74/14.07.2025
- 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:

in the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Kelambakkam Village Panchayat sathankuppam Village (Hamlet of Pudupakkam) acknowledging and Approving to an extent of 0.81.00 Hectare (8100 sq.m) in the land Bearing S.No. 267/10 and 267/11 Residential Plots Planning Permission

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 Applicant has been Thoroughly Scrutinized. After Scrutinizing the documents and on site inspection of amenities 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, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Kelambakkam Panchayat

1.Layout Approval Fee- 303460/- Transaction ID : 11000290310867

2. Layout Inspection Fee - 46000 /- Transaction ID : 11000290310867

Conditions:

- 1.Chengalpattu District, Joint Director/Deputy Director/Assistant Director(Incharge), District Town and country Planning Department ROC No. K3HFFD8Y/2025/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 of 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 Kelambakkam Panchayat.

To

Mr Arputharaj and Mr Mangilal

No 3/431 Brammabuthra street, Moovarampet ganga nagar,
Madipakkam, Chennai-600091

Copy to:

- 1.Chengalpattu District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Chengalpattu-603001.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.08.04 13:38:58



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](#)



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



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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