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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: 01/2025-2026 Date: 4/11/25 6:34 PM

From:

Village Panchayat

Panchayat Office Building, Periya Street, Palur Chengalpattu (Dist)

To :

Thiru. K. S. NARESH
No. 104, THIRUKACHI NAMBI STREET,
CHINNA KANCHEEPURAM,
Palur, Chengalpattu – 603101.
Ph : 9787088862

Online Application Number: SHP6ZP7B

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District - Formation of a residential Layout to, Palur “C” village, . S.F.Nos. . 2006/2, 2007/1, 2A, 2B; 2008/1, 2; 2009; 2011/1, 2; 2012/1, 2 to an extent of 35265.00 Sq.m Palur Village / Panchayat Chengalpattu Taluk Kattankulathur Panchayat Union, Chengalpattu District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 52/2025. Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Chengalpattu ROC No: SHP6ZP7B/2025/TCP Dated: 21/03/2025

Body:

Chengalpattu District, Kattankulathur Panchayat Union Palur Panchayat in the land Bearing of Survey Nos.. 2006/2, 2007/1, 2A, 2B; 2008/1, 2; 2009; 2011/1, 2; 2012/1, 2 – Palur “C” Village – extent of 35265.00 sq.m Formation of residential layout District Town and Country Planing Chengalpattu District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. .52/2025
Gift Deed Document No: 3734/2025 dated.13.03.2025 in the name of the Panchayat for public use and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated

in the said plot map. In reference cited, above mentioned layout is located in an area other than planning area, the local authority shall also collected the scrutiny fees Rs. 1000/- per plots and 3% of market value of land as land use conversion charges paid through online.

Hence District Town and Country Planning office Chengalpattu District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 186 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:

1) Scrutiny Fee per plot 1000X186=186000 and Layout Inspection Fees 10000.00/. Total Amount 196000 (d834e5b7-e4f0-425e-8b46-5003a0f6793f) dt 07/04/2025

2) Local body Layout Approval Fees Rs 759114 /- Date – 07/04/2025 Transaction ID (d834e5b7-e4f0-425e-
8b46-5003a0f6793f)

3) Land use conversion charges Rs. 7,66,515 /- Chalan NO: 20250408031308 Date 08-04-2025

Copy To

1 Thiru. K. S. NARESH
No. 104, THIRUKACHI NAMBI STREET,
CHINNA KANCHEEPURAM,
Palur, Chengalpattu – 603101.
Ph : 9787088862

2. Tahsildar concerned (TamilNilam).
Chengalpattu Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4. Sub Registrar,
Chengalpattu Joint – II Registrar Office,
Chengalpattu District.

5. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,Chengalpattu – 603 001.

6. Joint Director/Deputy Director/Assistant

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.11 18:34:07
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

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# 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.