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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: RU6VPV3P **Date:** 3/13/26 7:15 AM

From:

Village Panchayat

Echankarunai Panchayat & Village, Ammanambakkam Post, Erikkarai Street, Thirukkazhukundram Taluk, Chengalpattu District
Echankaranai

To :

Tmt. R. Pavithra,
No. 22/9, V P KOIL STREET,
Thirumazhisai,
Poonamallee,
Tiruvallur– 600124

Online Application Number: RU6VPV3P

Sir/ Madam,

Sub :

District Town and Country Planning office Chengalpattu District- Residential Layout – Chengalpattu District, Thirukalukundram Taluk and Town Panchayat, Mangalam-B Village, R.S.Nos.168/2D1, and Chengalpattu District, Thirukalukundram Taluk and Panchayat Union, Echankaranai Village, R.S.No. 171/1, 171/2A, 171/2B, 171/3A & 171/3B, Extent of 9,710.00 Sq.m (or) 2.40 Acre – Planning Permission issued - Forwarded for further action - Reg.

Ref :

1 Applicant Tmt. R. Pavithra
2 Director of Town and Country Planning Department Roc. No. RU6VPV3P /2026 /2026/TCP, Dated: 07.03.2026.
3 Echankaranai panchayat Resolution No.64, Dated: 11.03.2026.
4 Gift deed document No.1343/2026 Dated.23.02.2026 & Gift deed document No.1344/2026 Dated.23.02.2026
5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.
6 G.O. No.79, Housing and Urban Development Department, dated:04.05.2017.
7 G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019,
8 G.O.16 Department of Municipal Administration and Water Supply, dated:31.01.2020.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10 G.O. No.181, Housing and Urban Development Department,

Dated: 09.12.2020.

Body:

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thirukazhukundram Panchayat Union, Echankaranai Village Panchayat, - acknowledging and Approving to an extent of 9,710.00 Sq.m (or) 2.40 Acre in the Land Bearing R.S.No. 171/1, 171/2A, 171/2B, 171/3A & 171/3B, and Chengalpattu District, Thirukalukundram Taluk and Town Panchayat, Mangalam-B Village, R.S.Nos.168/2D1, 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 onsite 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 Echankaranai Panchayat with the Gift deed document No.1343/2026 Dated.23.02.2026 & Gift deed document No.1344/2026 Dated.23.02.2026. Registered at the Thirukazhukundram Sub Registrar Office.

1. Layout Approval Fee- 266379 /- Transaction ID: 11000353580248
2. Layout Inspection Fee - 5000 /- Transaction ID: 11000353580248

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and country Planning Department Roc No. RU6VPV3P /2026 /2026/TCP, Dated: 03.02.2026, 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.

District Town and Country Planning Department, Chengalpattu-603001.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Chengalpattu*
*Date:2026.03.13 07:15:18*

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.