Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8HB7C08E/2026/TCP

Date: 3/31/26 10:09 PM

From:

Village Panchayat

No.1/241, Eswaran Kovil Street, Senganmal, Thaiyur

To :

M/s. V. GAJALAKSHMI and V VISHUPRIYAN,
72, Devaraj Street,
Triplicane, Mylapore,
Chennai 600 005.

Online Application Number: 8HB7C08E

Sir/ Madam,

Sub :

Residential Layout Office of Chengalpattu District Thiruporur Panchayat Union in Thaiyur Village Panchayat acknowledging and Approving to an extent of 7852.00 sq.m in the Land Bearing S.F.Nos.230/2A, 230/2 B, 230/2D, 231/2, 231/3, 233/2, 255/1B2, 255/1D & 255/1E of Thaiyur 'A' Village Thaiyur Panchayat Thiruporur Panchayat Union and Taluk of Chengalpattu District Planning Permission issued Forwarded for further action Reg.

Ref :

1. Application (Reference No. 8HB7C08E) received through Single Window Portal, from M/s. V. GAJALAKSHMI and V.VISHUPRIYAN,
2. Town and Country Planning Department Roc No. 8HB7C08E/2026/TCP Date : 07/02/2026
3. Thaiyur Panchayat Resolution No. 210/03.03.2026
4. Gift deed document no. 874/2026 Dated: 04.02.2026
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8.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 p orur Panchayat Union, Thaiyur Village Panchayat, and Thaiyur B. Village, acknowledging and Approving to an extent of 7852.00 sq.m in the land

bearing S.F. Nos. 230/2A, 230/2 B, 230/2D, 231/2, 231/3, 233/2, 255/1B2, 255/1D & 255/1E residential plots planning permission received with a 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 have been thoroughly scrutinized. After scrutinizing the documents and conducting an 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 stormwater drains. Water supply facilities and necessary street lights have been provided as per the standards specified by the local body. The public space area of roads is donated to the Thaiyur Panchayat with Document No. 874/2026 dated 04.02.2026 registered at the Thiruporur Sub Registrar Office.
1. Layout Approval Fee: 218576 Transaction ID: 11000356317618
2. Layout Inspection Fee: 50000 Transaction ID : 11000356317618

Conditions:
1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and country Planning Department Roc No. 8HB7C08E/2026/TCP Date : 07/02/2026 and Residential Layout technical clearance/concurrence/planning permission is issued to the abovementioned layout. All the special conditions mentioned must be strictly followed.
2. Roads Constructed in the Approved Residential Layout Should remain in the 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 the construction of the 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 be sold by the applicant through the reserved area of public or open space handing 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
Thaiyur Panchayat

To
M/s. V. GAJALAKSHMI and V VISHUPRIYAN,
72, Devaraj Street,
Triplicane, Mylapore,
Chennai 600 005.

Copy to:
1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (in charge), District Town and Country Planning Department, Chengalpattu 603001.

Village

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.03.31 22:09:44

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.