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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

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

Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 7/29/24 9:04 PM

From:

Village Panchayat

144-thandalam

To :

KUP REALTY DEVELOPERS P L T
Plot.270, 1st Cross Street, Villivakkam,
Thiruvallur, Chennai

Online Application Number: B8QKG88O

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 5900.00 sqm in the Land Bearing of S.No.321/3B– Walajabad Panchayat Union, Kancheepuram Taluk, 144 Thandalam
Village, Kancheepuram District – Technical Approval issued

Ref :

1 Online Application No. B8QKG88O, M/s.Kup Realty Developers Private Limited, through online Dated: 12.06.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.10.07.2024.
3 Joint Director, Agriculture Department NOC Mu.Mu.No.3014/2024/C2, Dated: 03.05.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 M/s.Kup Realty Developers Private Limited, document received through online Dated: 16.07.2024. (Gift deed document No.4648/2024, dt: 15.07.2024).
6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.

for KUP REALTY DEVELOPERS P.LTD.
Director

10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 Demand requested through online, Dated: 10.07.2024 and 20.07.2024
15 Payment received through online, Dated. 16.07.2024 and 20.07.2024
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

Body:

B8QKG88O Technical Approval is issued

SPECIAL CONDITIONS:
1) The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.
2) Any person desiring to purchase the property must separately confirm the right of the petitioner to the property, and if any other individual has a claim over it they can settle it before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.
3) Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
4) If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.
5) On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession.
6) The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated B8QKG88O /2024/TCP dated 25/07/202
7) The petitioner is informed that this order is not applicable to the building permit which is applicable only for the sale of the residential plots in the above residential plots.
8) Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
9) The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.07.29 21:04:32

For KUP REALTY DEVELOPERS P.LTD.,
Director

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

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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.