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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 003/2025 Date: 6/6/25 2:03 PM

From:

Village Panchayat

Konerikuppam

To :

G S R and SONS and Two Others
#65A, Room No. 103, Halls Road, Kilpauk, Chennai ,Egmore,Egmore,Chennai,600010

Online Application Number: LS6SWKRT

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Kancheepuram District – Kancheepuram Local Planning
Authority- Kancheepuram District, Kancheepuram Taluk, Konnerikuppam 'A' village, S.F.Nos. 129/6 & 130/2– Site Extent – 5.98
Acres (24200.00 sq.m) – Layout plot pattern Technical concurrence received – Planning Permission issued – Forwarded for
further action – Regarding.

Ref :

1.Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No.LS6SWKRT
/2024 / TCP5,
Dated: 08.05.2025
2. M/S.GSR and SONS and Two Others, Online Application No. LS6SWKRT/ 2024 / TCP5, Dated: 01.10.2024.
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report
Dated:
04.10.2024.
4. Online Application No. LS6SWKRT/ 2024 / TCP5, dated:08.04.2025 (Road pattern issued)
5. M/S.GSR and SONS and Two Others, Gift Deed No.1399/2025, Dated:22.04.2025.
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, Municipal Administration &Water Supply department, dated: 04/02/2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban
Development
[UD 4(1)], dated 16-07-2022
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15. Executive Engineer, WRD NOC letter no: IVA2/KO.29(Culvert-Konnerikuppam)/2025/Dated:06.02.2025.
16. Supervising Engineer, WRD NOC letter no: VAPI/VAA1/KO.349 (Culvert Konnerikuppam) /2025/ Dated:17.02.2025.
17. Demand payment Request Letter through online,
Dated:09.05.2025.
18. M/S.GSR and SONS and Two Others:01.10.2024, 15.05.2025 (Demand payment paid through online)

Body:

Residential Layout - District Town and Country Planning Office, Kancheepuram District – Kancheepuram Local Planning
Authority- Kancheepuram District, Kancheepuram Taluk, Konnerikuppam ‘A’ village, S.F.Nos. 129/6 & 130/2– Site Extent – 5.98
Acres (24200.00 sq.m) –Konerikuppam 'A' Village, Kancheepuram Panchayat Union, Kancheepuram Taluk ,Kancheepuram District-Planning Permission issued ROC No.LS6SWKRT/2021/TCP5/2025/TCP of G S R and SONS and Two Others the Land reserved for Road and OSR Public Purpose,TANGEDCO Purpose of area Wide-87.97Sqm is Handed Over to Panchayat President Konerikuppam Local Body and Principal Approval is given Further-15636.84 Sqm of Land use fees for-106 Plots have been Paid under appropriate headings as per the Submission of Ordianance Konerikuppam Village Panchayat is hereby ordered Date:06.06.2025 Approved the 107 Plots of 24200Sqm.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.06.06 14:03:31

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.