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REGULATORY RECORD

# RERA Document

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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.

## Layout Application - Final Approval Letter



Roc No: 002/2024

Date: 12/20/24 1:21 PM

From:

Village Panchayat

Kattavakkam

To :

Thiru.K.Subramani,  
No:8, Nehru Street,  
Gonganajcherry, Palur,  
Chengalpattu.

Online Application Number:

FSY33135

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 850 Sqm in the Land Bearing of S.No.437/1A2 – Kattavakkam Village and Panchayat - Walajabad Panchayat Union - Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram District - LAYOUT No.94/2024 Local body Final Order issued - - Regarding.

Ref :

District Town and Country Planning office Kancheepuram ROC No: FSY33135/2024/TCP  
Dated.19.08.2024

Body:

Order :

Kanchipuram District, Walajabad Panchayat Union, Kattavakkam Village and Panchayat, in the Land Bearing of Survey No.437/1B an extent of 850 Sqm Formation of a residential layout District Town and Country Planning office Kancheepuram District, Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram District - LAYOUT No.95/2024. Received Gift Deed Document No.5534/2024 Date.31.07.2024 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 plot and 3% of market value of land as land use conversion charges paid through online.

Hence, District Town and Country Planning office Kancheepuram District, Technical Approval is issued based the panchayat council is given final approval to sell the 04 housing plots allocated in the Layout.

Village



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

