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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 223/2025 A1

Date: 11/22/25 4:58 PM

From:

Executive officer

Periyanarasam pettai st, Uthiramerur

To :

M/s Ellam Properties Dilipan,
No.12, Pillayar Koil 2nd st
Kannagapattu, Tiruporur Town,
Chengalpattu-603 110.

Online Application Number: NNZDQOSV

Sir/ Madam,

Sub :

Residential Layout - Kanchipuram District - Uthiramerur Special Grade Town Panchayat - Formation of a residential layout - Uthiramerur Taluk - Uthiramerur 'A' Village Survey No. 193/2, 193/3, 194/1, 194/2, 194/3A, 194/3B, 194/3C, 194/3D, and 195/2B - Layout Approval Permission to extent of an area of 4.12 acres or 16667.00 square meters construct a plot with 98 dwelling units in - Regarding.

Ref :

1 Joint Director / Assistant Director, District Town and Country Planning Office, Kanchipuram vide their letter No. NNZDQOSV/2025/TCP dated 03.03.2025.
2 Joint Director / Assistant Director, District Town and Country Planning Office,Kanchipuram vide their letter No. NNZDQOSV/2025/TCP dated. 03.03.2025 APPROVALNo:SWP/ DTCP /KANCHIPURAM DISTRICT/LAYOUT NO:23/2025.
3 Government Order No.79 Housing and Urban Development Department, dated 04.05.2017.
4 Government Order No.71 Rural Development Department, dated 16.06.2003.
5 Government Order No.181 Housing and Urban Development Department dated.09.12.2020.
6 M/s Ellam Properties Dilipan, retrieved from the website. 03.03.2025
7 This office's letter R.C.No.223/2025 A1 Dated 21.03.2025.
8 Junior Engineer, Uttaramerur Special Grade Town Panchayat Evaluation Dated 28.03.2025.
9 This office's letter R.C.No.223/2025 A1 Dated 18.07.2025.
10 Application of M/s Ellam Properties Dilipan, No. 12, Pillaiyar Koil 2nd Street, Kanakapattu, Thiruporur, Chengalpattu District, Dated. 24.07.2025
11 This office's letter R.C.No. 223/2025 A1 Dated 07.10.2025.
12 Junior Engineer of this office Date of certification 07.10.2025.

13 Junior Electrical Engineer, Tamil Nadu Electricity Generation and Distribution Corporation, Uthiramerur Date of assessment.13.10.2025.
14 Date of payment of assessment fee to the Electricity Board for installation of Street lights in the plot 13.10.2025.
15 Date of application of M/s Ellam Properties Dilipan, No. 12, Pillaiyar Koil 2nd Street, Kanakapattu, Thiruporur, Chengalpattu District, Date of application.14.10.2025.
16 Date of site inspection of Executive Officer, Uttaramerur Special Category Town Panchayat 16.10.2025.
17 Town Panchayat Council Resolution No. 478/2025 Date 17.10.2025.
18 Executive Officer Uthiramerur Special Grade Town Panchayat Inspection Date.07.11.2025
19 Photographs received from M/s Ellam Properties Dilipan, No.12, Pillaiyar Koil 2nd Street, Kanakapattu, Thiruporur, Chengalpattu District Date 13.11.2025.
20 Notification letter of this office Date.19.11.2025.
21 M/s Ellam Properties Dilipan, No.12, Pillaiyar Koil 2nd Street, Kanakapattu, Thiruporur, Chengalpattu District Date of payment of plot development fee and land transfer fee through the website.20.11.2025

Body:

ORDER :

Kanchipuram District, Uthiramerur Special Grade Town Panchayat, Uthiramerur Taluk, Uthiramerur 'A' Village Survey No. An application for the construction of a plot measuring 4.12 acres or 16667.00 square meters in plots 193/2, 193/3, 194/1, 194/2, 194/3A, 194/3B, 194/3C, 194/3D, and 195/2B was submitted by M/s Ellam Properties Dilipan, No. 12, Pillaiyar Koil 2nd Street, Kanakapattu, Thiruporur, Chengalpattu District, to the Deputy Director/Assistant Director, District Town and Country Planning Office, Kanchipuram. A road pattern was prepared and sent to this office as per the letter shown in Exhibit 6. As per the circular of the Head of Registration Department, Chennai-28, N.K.No.6445/C 1/2021 dated 18.02.2021, in cases where a donation document is submitted to the Government for road and open space allocation (OSR), it is recommended to submit it for registration without insisting that the local government body that receives the donation document should also sign the donation document. Accordingly, the above donation document has been registered by the petitioner to the Town Panchayat Council without a resolution of the Town Panchayat Council for the roads, cornering area, allocation for Tamil Nadu Electricity Generation and Distribution Corporation and public use area for the local government through donation document. The above donation document has been registered in the Uthiramerur Sub-Registry as Correction of Error 1st Book No. 01/729/2025. (Registration date 17.02.2025.)

Further, the Deputy Director / Assistant Director District Town and Country Planning Office Kanchipuram as seen in Exhibit 2 has approved the land division by Approval No.APPROVALNo: SWP/DTCP/KANCHIPURAM DISTRICT/LAYOUT NO:23/2025. and has been numbered as Technical Following the approval and approval of the plot map, this office has been sent to this office. Based on the estimate prepared by the Junior Engineer of this office for the construction of road facilities, drainage facilities, culvert facilities, laying of drinking water pipes and construction of overhead water tanks on the streets in the plot, all the works have been completed by the petitioner in the presence of the Junior Engineer, and the Junior Engineer of this office has certified that all the above works have been completed in his presence in a proper manner as per the estimate.

Further, the Junior Engineer of the Tamil Nadu Electricity Board, Uthiramerur Nagar Division was requested to install street lights in the above plot. Following that, the estimate was prepared by the Junior Engineer of the Electricity Board at Rs. 1,74,530/- and the above estimate was paid by the petitioner to the Electricity Board in the name of the Executive Officer on 13.10.2025 directly through the online electricity bill system by the petitioner. Further, as per the proceedings of the Deputy Director/Assistant Director, District Town and Country Planning Office, Kanchipuram, a sum of Rs.4,16,250/- (Rupees Four Lakh Sixteen Thousand Two Hundred and Fifty Only) as land use conversion charges at the market valuation has been paid directly by the petitioner through E Chalan on 20.11.2025 to the following Government Account.

Account Heading Details.

" 0217 Urban Development - 60 Other Urban
Development Schemes - 800 - other Receipts - AS
Receipts under Land use Conversion Charges - 27"
Non Taxation fees - 09 Collections.
(DPC : 0217-60-800-AS 22709)

And subject to the technical approval given by the Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram, a field survey was carried out on 16.10.2025 on a plot of land comprising 98 plots measuring 4/12 acres or 16667.00 square meters in Uthiramerur 'A' Village Survey No. 193/2, 193/3, 194/1, 194/2, 194/3A, 194/3B,

194/3C, 194/3D, and 195/2B under Uthiramerur Special Grade Town Panchayat. The division of the land of the petitioner M/s Ellam Properties Dilipan, has been approved by the Town Council Resolution No. 478/2025 dated 17.10.2025. Following which the development fee of the land division is Rs. 15,30,651/- and the land division

Since the cost of constructing the Overhead Water Tank (OHT) is not high, the petitioner has been requested to pay the assessment fee for the Overhead Water Tank (OHT) of Rs. 9,00,000/- totaling Rs. 24,30,651/- (Rupees Twenty Four Lakh Thirty Thousand Six Hundred and Fifty One Only) through the website and submit the receipt for the same, vide the letter of this office as per Exhibit 20. On that basis, the petitioner has paid the above amount through the website as per Exhibit 21 and the receipt has been received on 20.11.2025 respectively.

Therefore, on the basis of the payment of the development charges for the construction of the above plot under the appropriate title, the Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram, in the letter as per Exhibit 2, has granted technical approval for the construction of the Uthiramerur 'A' Village Survey No. under the Uthiramerur Special Grade Town Panchayat. Final approval is hereby granted and the construction of a residential plot of 98 plots in 193/2, 193/3, 194/1, 194/2, 194/3A, 194/3B, 194/3C, 194/3D, and 195/2B, in an area of 4.12 acres or 16667.00 square meters, is hereby ordered subject to the following conditions.

CONDITIONS.

01. The technical approval drawing as per the letter of the Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram has been approved by this office and E-Signed through the website subject to the conditions. It is further informed that all the items specified in the plot conditions from serial number 01 to 08 and special conditions should be filled in completely.

02. The dimensions of the plot, road layouts, and public allotment dimensions should not be changed for any reason other than the plan approved by the Deputy Director/Assistant Director, District Town and Country Planning Office, Kanchipuram without the prior approval of the Town and Country Planning Department. It is further informed that if it is found that the plot is in violation of the conditions mentioned in clauses 01 to 08, the plan approved by the Town Panchayat will be cancelled without any prior notice.

03. If the documents submitted for consideration are found to be incorrect (i) or (ii) in the event of any situation that may affect the final approval of the land division, the final approval given to the land division shall be cancelled by the Executive Officer without any prior notice.

04. A copy of the approved plot plan shall be provided to each person who purchases plots in the plot approved by this office.

05. The plot plan approved by this office shall be displayed on a concrete board measuring not less than 6'0" x 4'0" at a designated place for public viewing.

06. The roads in the plot that have been handed over shall be maintained as vehicular roads without obstruction.

07. The low voltage power line passing through the proposed land plot should be relocated along the road at the petitioner's own cost.

Executive Officer

Uthiramerur Town Panchayat

Kancheepuram District

To,
M/s Ellam Properties Dilipan,
No.12, Pillayar Koil 2nd st
Kannagapattu, Tiruporur Town,
Chengalpattu-603 110.

Copy To,

1) Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Office, Kanchipuram

2) Sub-Registrar, Sub-Registrar Office, Uthiramerur for their information.

3) Assistant Director of Town Panchayat, Kancheepuram Zone for their information.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kancheepuram
Date:2025.11.22 16:58:09

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.