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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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 88/2025/A1

Date: 11/14/25 5:29 PM

From:

Executive officer

1,Bojakara Street,Walajabad,Walajabad(Tk),Kamcheepuram(Dt),631605

To :

Thiru.Monish Gupta ,
Flot No.51, Bhaiya Complex,
286, Purasawakkam High Road,
Vepery, Chennai – 600 007

Online Application Number: ILPWHOMH

Sir/ Madam,

Sub :

Layout – Kancheepuram District – Walajabad Town Panchayat – Formation of a Residential layout to an extent of 8924.0 S.qm (2.21 Acres) in the Land Bearing of Survey No.65B/2A1A, 2A2, & 66B/2A in Walajabad Town Panchayat - Final Approval - Issued.

Ref :

Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning, Kanchipuram District, ROC No.ILPWHOMH/2025/DTCP, Dated:05/06/2025 APPROVAL No:SWP/D.DTCP/KANCHIPURAM/LAYOUTNO:86/2025,Dated:05/06/2025

Body:

Kanchipuram District Town and Country Planning to formation of a residential layout on the land owned by Thiru.Monish Gupta in Survey No. 65B/2A1A, 2A2, & 66B/2A under Walajabad Town Panchayat with an area of 8924.0 S.qm (2.21 Acres). According to the technical approval given by the Deputy Director of Town and Country Planning as "SWP/D.DTCP/ KANCHIPURAM/ LAYOUTNO:86/2025,Dated:05/06/2025 " and as per Town Panchayat Council Resolution No.354 dated:12-06-2025, Walajabad Village with the documents provided by them. It is hereby ordered that a residential plot consisting of 63+1 (Plot Owner Use) residential plots situated in Survey No. 65B/2A1A, 2A2, & 66B/2A with an area of 8924.0 Sq.m., as show in the attached map and subject to final approval the following conditions.

1. The conditions and special conditions issued by the Joint Director/Deputy Director/Assistant Director,

strictly.

2. Photo copy of water supply should be furnished

Executive officer

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.