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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2025-2026 **Date:** 1/31/26 7:51 PM

From:

Village Panchayat

Varadhapuri Amman Koil Street, Poonthandalam Nandambakkam Post 600069.

To :

SREE NAVKAR CREATIONS RAJESHKUMAR
NO 10 DURAISAMY PILLAI STREET WEST TAMBARAM
KANCHEEPURAM,Tambaram,Tambaram,Chengalpattu,600045

Online Application Number: ENX1F3UE

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 9550.0 Sq.m in the Land Bearing of S.F.Nos: 1/3A & 1/4A1 – Puducherry Village, Poonthandalam Panchayat –
Kundrathur Panchayat Union/Taluk - Kancheepuram District – Technical Approval issued - Forwarded for further action -
Regarding.

Ref :

1 Online Application No: ENX1F3UE, M/s. SREE NAVKAR CREATIONS Thiru. RAJESHKUMAR, through online Dated:
27.06.2025.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 14.08.2025.
3 Joint Director (i/c), Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.4336/2025/C2, Dated: 27.06.2025.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 M/s. SREE NAVKAR CREATIONS Thiru. RAJESHKUMAR, Document received through online Dated: 16.09.2025. (Gift deed
document

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No.9394/2025, Dated: 13.09.2025).
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, 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.
10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11 G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
15 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated: 19.09.2025.
18 Payment received through online, Dated: 27.06.2025, 16.09.2025 & 23.09.2025.
19 District Forest Officer, Kancheepuram Division, Kancheepuram Letter C.No.D/2513/2025, Dated:07.08.2025.

Body:

The application was processed as per the prevailing rules and after perusing the records and after conducting site
inspection, the
applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local
body and TANGEDCO vide
reference 2nd cited above.
On receipt of gift deed vide reference 5th cited above, and on receipt of payment of charges such as Scrutiny fee, OSR Fee,
Centage charge,
Display board Deposit, Armed Forces Flag Day Fund, Sub Division Charges and Development Charges vide reference 18th
cited above, the
Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District -
LAYOUT No.173/2025.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the
respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval issued
shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration
department and
the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the
applicant to
pay the requisite charges for making mutation in the TamilNilam/Collabland website.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only
the
entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing

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to
purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises
towards the
ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified
by the local
body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the
provisions of basic
infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure
developed by the
owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes
such as Local
body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing
the final
approval.
4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise,
market, book, sell or
offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate
Project or part
of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5. The conditions imposed in the JD Agricultural Department NOC cited in the Reference No.3 should be followed.
6. The conditions imposed in the District Forest Officer, Kancheepuram Division, Kancheepuram Reference No.19 Should be
followed.
6. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- per
plot and 3%

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.01.31 19:51:21

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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.