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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01 **Date:** 8/22/25 7:13 PM

From:

Village Panchayat

Thandarai

To :

Thiru. M. A James and Others,
No.3/45, Chinna Street,
Manampathy Kandigai,
Uthiramerur Taluk,
Kancheepuram District.
Mobile Number: 9841676297,
E-mail id: newtonfernando15@gmail.com.

Online Application Number: GJ1RTMBW

Online Application Number: GJ1RTMBW/2025/TCP

Sir/ Madam,

Sub :

Residential Layout - Office of Kancheepuram District - UTHIRAMERUR Panchayat Union – THANDARAI Village Panchayat – Thandarai Village - Acknowledging and approving to an extent of 11750.00 Sq.m in the Land Bearing S.F.Nos: 24/1 & 24/2 – Thandarai Village/ Uthiramerur Panchayat Union -Uthiramerur Taluk - Kancheepuram District. Residential Layout Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Kancheepuram District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Kancheepuram - 602101.
2.The Sub Registrar, Office of the Sub Registrar, Uthiramerur,
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Kancheepuram.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Kancheepuram.
5.Block Development Officer (BP), Uthiramerur Panchayat Union.
6.Panchayat Secretary, Thandarai, Panchayat Office, Uthiramerur Panchayat Union.
7.Resolution : Resolution No.01 - 22.08.2025 / 2024-25, is granted unanimously.

8. Others.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning ermission), Kancheepuram District, issued to Kancheepuram District, Uthiramerur Panchayat Union, Thandarai Village Panchayat – Thandarai, Village - Acknowledging and Approving to an extent of (11750.00 Sq.m) in the Land S.F.Nos: 24/1 & 24/2 – Thandarai Village/ Uthiramerur Panchayat Union - Uthiramerur Taluk - Kancheepuram District. The Technical Clearance / Concurrence / Planning Permission is issued to the above Mentioned layout and the approval number is assigned as follows SWP / DTCP /Kancheepuram /APPROVAL No:SWP/DTCP/KANCHIPURAM /LAYOUT NO: 120/2025 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Kancheepuram District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the Documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards Specified by the Local Body, Public Space area of roads are donated to the Thandarai, Village with the (Gift deed document No.3455/2025, dt:09.07.2025 registered at the Uthiramerur Sub Registrar Office.

1. Layout Approval Fee - Rs. 61000.00 /- Transaction ID : 11000294162827 Dated. 22/08/2025.
2. Layout Inspection Fee - Rs. 189697.00/- Transaction ID : 11000294162827 Dated. 22/08/2025.

Therefore, Subject to Specific Conditions, Kancheepuram District, Uthiramerur Panchayat Union, Thandarai, Village Panchayat – Thandarai, Village - Acknowledging and approving to an extent of 11750.00 Sq.m In the Land Bearing Residential Plots It is here by ordered to grant Approval for the above Mentioned Residential Layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.08.22 19:13:39

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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