

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 12/29/25 1:26 PM

From:

Village Panchayat

Kuthirambakkam

To :

Prakasam And Prabhakaran,
No. 169, Bajanai Kovil Street,
Kuthirambakkam,
Kancheepuram – 631 561

Online Application Number:

SJILU9T7

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to, SJILU9T7, Thiru. Prakasam And Prabhakaran, through online Dated: 12.11.2025 –Kuthirambakkam Village S.F.No. 214/5B1A, 214/5B2A, 217/22B – kuthirambakkam Panchayat – Site Extent – (1842.00 Sq.m) 45.5 Cent 0.455 Acre in Kuthirambakkam Panchayat – Walajabad Panchayat Union, kancheepuram Taluk Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 216/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: : SJILU9T7 /2025/TCP Thiru. Prakasam And Prabhakaran Dated: : 29/11/2025

Body:

Kanchipuram District, Walajabad Panchayat Union, Kuthirambakkam Village and Panchayat in the land Bearing of Survey Nos. 214/5B1A, 214/5B2A, 217/22B – Site Extent – (1842.00sq.m) 45.5 Cent 0.455 Acre Formation of residential layout District Town and Country Planing office kanchipuram District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 216/2025.

Gift Deed Document No. 8949/2025, dt:24.11.2025. 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 planning area, the local authority shall also collected the scrutiny fees Rs. 1000/- per plots and 3% of market value of land as land use conversion charges paid through online.

The fees/charges collected from the applicant are as follows:

- 1) Inspection fees Rs.10000 /-. (2025122455808 11000341548965) dt 24/12/2025
- 2) Local body Layout Approval Fees Rs. 12000 /—Transaction ID (2025122455808 11000341548965) Date 24/12/2025
- 3) D - Catogary panchayat Layout Approval Fees Rs: 39650 /- Transaction ID 2025122455808 11000341548965) Date 24/12/2025
- 4) Land use conversion charges Rs. 31406/- Chalan NO: 20251224058917 , 24-Dec-2025 16:13:01

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 12 Housing plots allocated in the Layout. 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 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
- 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 Joint Director NOC should be followed.
- 6) The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.
- 7). Any person desiring to purchase the property must separately confirm the right of the petitioner to the before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.
- 8) . Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
- 9). If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.
- 10). On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession
- 11). The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated
- 12).The petitioner is informed that this order is not applicable to the building permit which is applicable only for the sale of the residential plots in the above residential plots.
- 13) .Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
- 14).The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.
15. 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 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.

16. The owners / developers shall be allowed 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

Copy To

1) Prakasam And Prabhakaran,
No. 169, Bajanai Kovil Street,
Kuthirambakkam,
Kancheepuram – 631 561

2. Tasildar Concerned (Tamil Nilam)
Kancheepuram Taluk,
Kancheepuram District.

3. Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4. Sub Registrar,
Kancheepuram Joint II Sub Registrar Office,
Kancheepuram District.

5)Joint Director / Deputy Director / Assistant Director No.33/I 95,
kotrampalayam Street,
Old Employment Office



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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

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

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

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
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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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