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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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# Layout Application - Final Approval Letter

Roc No: EUKKWHOT/2025/TCP

**Date:** 12/25/25 9:26 PM

From:

Village Panchayat

Anna Salai,Sriperumbadur Road,Manimangalam Village,Kudrathur taluk,Kancheepuram District

To :

Ravikumar Chokalingam, No.38/20, Reddy Kuppam Street, West Mambalam, Chennai - 600 033.

Online Application Number: EUKKWHOT

Sir/ Madam,

Sub :

The President, Manimangalam Village/ Panchayat, Kundrathur Taluk, Kancheepuram District.- Residential Layout – Site extent of 3200.0 Sq.m in the Land Bearing of S.F.Nos: 282/2 – Manimangalam Panchayat, Manimangalam 'A' Village –Kundrathur Panchayat Union/Taluk - Kancheepuram District– Final Approval issue - Reg.

Ref :

1 Online Application No: EUKKWHOT, Thiru.RAVIKUMAR CHOKALINGAM, through online Dated: 08.04.2025.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 17.06.2025.
3 District Collector, Kanchipuram District Wetland NOC Pa.Mu. No.1992/2023/B3, Dated: 23.02.2024.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru.RAVIKUMAR CHOKALINGAM, Document received through online Dated: 21.08.2025. (Gift deed document No.6916/2025, Dated:11.07.2025).
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: 22.08.2025.
18 Payment received through online, Dated: 08.04.2025, 24.07.2025 & 25.08.2025.

Body:

Residential Layout For Site extent of 3200.0 Sq.m in the Land Bearing of S.F.Nos: 282/2 -Manimangalam Panchayat, Manimangalam 'A' Village –Kundrathur Panchayat Union/Taluk - Kancheepuram District - Total 18 number Of Plots - Technical Clearance Issued By District Town And Country Planning Office Kancheepuram and The Layout Approved Number Issued as SWP/D.DTCP/ Kancheepuram District/ LAYOUT No.149/2025.

To Get Final Approval from The Local Body Manimangalam Village Panchayat, The Demand Fees Rs.86,884 (Rupees Eighty Six Thousand Eight Hundred And Eighty Four Only) Have Been Paid To The Panchayat. Therefore The Layout Is Unanimously Approved By The Panchayat Council.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Kancheepuram*
*Date:2025.12.25 21:26:45*

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.