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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 239/2025-2026 **Date:** 3/12/26 11:57 AM

From:

Village Panchayat

Panchayat President,
Bajanai Kovil street, Kolathur Village,
Kanchipuram District.

To :

M/s. San Da Royale Homes Pvt Ltd,
No.G3, Angel Homes, 5th Street,
CTO Colony, West Tambaram,
Chennai

Online Application Number: YRCYQ3QI

Sir/ Madam,

Sub :

Residential Layout – Local body Office , Vellarai village, Kolathur Panchayat, Sriperumbudur Taluk, Kancheepuram District - Formation of a residential layout to an extent of 8300.00 Sq.m in the Land Bearing of S.F.Nos: 11, 12/1, 12/2, 17 – Vellarai Village, Kolathur Panchayat – Sriperumbudur Panchayat Union/Taluk, Kancheepuram District – Technical Approval issue – Reg

Ref :

1. Online Application No: YRCYQ3QI, M/s.SAN DA ROYALE HOMES PVT LTD, through online Dated: 27.12.2025.
2. District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 03.02.2026.
3. District Collector, Kanchipuram District Wetland NOC Pa.Mu. No.4731/2025/B2, Dated: 18.10.2025.
4.. Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.C2/446/2026, Dated: 23.01.2026.
5. Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
6. M/s. SAN DA ROYALE HOMES PVT LTD, Document received through online Dated: 28.02.2026. (Gift deed document No.2331/2026, Dated: 18.02.2026).
7. G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O.(Ms) No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. G.O.(Ms) No.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
13. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
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: 03.03.2026.
18. Payment received through online, Dated: 27.12.2025, 28.02.2026 & 03.03.2026
19. Local body Demand requested through online, Dated: 11.03.2026
20. Payment received through online, Dated: 11.03.2026
21. Land Using Conversion charge Rs.165363 Paid through E challan No–20260311023787 Dated: 12.03.2026

Body:

Residential Layout – Local body Office , Vellarai village, Kolathur Panchayat, Sriperumbudur Taluk, Kancheepuram District - Formation of a residential layout to an extent of 8300.00 Sq.m in the Land Bearing of S.F.Nos: 11, 12/1, 12/2, 17 – Vellarai Village, Kolathur Panchayat – Sriperumbudur Panchayat Union/Taluk, Kancheepuram District – Technical Approval issued..

SPECIAL CONDITIONS:
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

Copy To:
1. Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street,
Old Employment Office
Kancheepuram

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

3. Sub Registrar,
Sriperumbudur Sub Register Officer,
Kancheepuram District.

4. Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk, Kancheepuram District.

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.03.12 11:57:30

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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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.