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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: 106/23-08-2025 **Date:** 9/18/25 1:25 PM

From:

Village Panchayat

Panchayat President,
Panchayat Office Building,
Pillaipakkam Panchayat,
Kanchipuram District.

To :

Thiru. SELVARAJ, Thiru. MOHANRAJ, Tmt. ISHWARYA & Tmt. HEMALATHA
No.15/57 2ND MAIN ROAD,
KUMARAN NAGAR CHINMAYA NAGAR,
VIRUGAMBAKKAM CHENNAI.

Online Application Number: SDIWAOMG

Sir/ Madam,

Sub :

Residential Layout – Local body office, Pillaipakkam "B" Village, Pillaipakkam Panchayat, Kancheepuram District -
Formation of a residential layout to an extent of 15550.00 Sq.m in the Land Bearing of S.F.Nos: 712/13, 713/1D, 713/2 and 713/3B -3.7905 Acres – Pillaipakkam "B" Village/Panchayat – Sriperumbudur Panchayat Union/Taluk - Kancheepuram District –
Technical Concurrence issue – Regarding

Ref :

1. Online Application No:SDIWAOMG, Thiru. SELVARAJ,
Thiru. MOHANRAJ, Tmt.ISHWARYA, Tmt.HEMALATHA, through online Dated: 19.03.2025.
2. District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated:05.05.2025.
3. Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter No.4G1XAD87/ 2025/C2, Dated: 06.01.2025.
4. Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5. Thiru.Selvaraj, Thiru.Mohanraj, Tmt.Ishwarya, Tmt.Hemalatha, document received through online Dated:17.05.2025. (Gift deed
document
No.6113/2025, Dt:16.05.2025).
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. Road estimation demand requested through online, Dated: 27.07.2025.
18. Payment received through online, Dated: 01.08.2025.
19. Road estimation charges collected from the applicant - 79,66,388/-
19. Local body demand requested through online, Dated: 11.08.2025.
20. Payment received through online, Dated: 11.08.2025.
21. Local body demand charges collected from the applicant are as follows:
Layout approval fees: 1,83,644/-
Layout inspection fees: 1,01,000/-.

Body:

Order:
Residential Layout – Local body office, Pillaipakkam "B" Village/Pillaipakkam Panchayat, Kancheepuram District
- Formation of a residential layout to an extent of 15550.00 Sq.m in the Land Bearing of S.F.Nos: 712/13, 713/1D, 713/2 and 713/3B – 3.7905 Acres Pillaipakkam Village/Panchayat – Sriperumbudur Panchayat Union/Taluk - Kanchipuram District –
Technical Concurrence issued….
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 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. Assistant Director (Panchayats), RD & PR, Collectorate, Kanchipuram District.
2. Block Development Officer, Sriperumbudur Union, Kanchipuram District.
3.Tahsildar Office, Sriperumbudur Taluk, Kanchipuram District.
4. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No. 1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
5. Assistant Director, Survey & Land Records, Kanchipuram District.
6. Sub-Registrar, Sriperumbudur Sub-Registrar Office, Sriperumbudur Taluk, Kanchipuram District.
7. Panchayat Secretary, Pillaipakkam Panchayat, (For take necessary action)
8. Village Administrative Officer, Pillaipakkam "B" Village/Panchayat, Sriperumbudur Taluk, Kanchipuram District.

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.09.18 13:25:27

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.