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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 5/17/25 9:31 AM

From:

Village Panchayat

Puliyambakkam

To :

TVL. Ganesh And 3 Others,
NO. 75, Venkatraman Pillai Street,
Walajabad Taluk,
Kancheepuram – 631 605

Online Application Number: L5MG78KB

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to – Puliyambakkam Village S.No 248, 249/2A & 251/2B – Site Extent – (–19300 sq.m) 4.77 Acre Puliyambakkam Village, and Panchayat , Walajabad Taluk and Panchayat Union, Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 50/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: L5MG78KB/2025/TCP Dated: 09/05/2025

Body:

Kanchipuram District, Walajabad Panchayat Union, Puliyambakkam Village Puliyambakkam Panchayat in the land Bearing of Survey Nos. 248, 249/2A & 251/2B - Site Extent – (19300 sq.m) 4.77 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. 50/2025.

Gift Deed Document No: . 3264/2025, Date 02.05.2025 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 Fee 10000/. dt 16/05/2025

2) Scrutiny Fee Rs 136000 /- Date – 16/05/2025 Transaction ID (79218618-3888-4093-aeaf-a9c85ede247b)

3) D - Catogary panchayat Layout Approval Fees Rs: 256762.00/- Date 16/05/2025 (79218618-3888-4093-aeaf-a9c85ede247b)

4) Land use conversion charges Rs. 238140 /- Chelan NO: 20250516016401 16-May-2025

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 136 Housing plots allocated in the Layout.

Copy To

1.TVL. Ganesh And 3 Others,
NO. 75, Venkatraman Pillai Street,
Walajabad Taluk,
Kancheepuram – 631 605

2.Tahsildar concerned (TamilNilam).
Kancheepuram District.

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

4.Sub Registrar,
Walajabad Sub Register Officer,

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.05.17 09:31:15

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

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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.