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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: 03/2025-2026 **Date:** 9/19/25 3:00 PM

From:

Village Panchayat

No.34,"Panchayat President,
Panchayat Office Building,
Santhavellur Panchayat,
Kanchipuram District."

To :

1Thiru. P.DINESH KUMAR,
No. 8/5, Thulukanam Street,
Karaiyanchavadi,
Poonamallee,
Tiruvallur - 600 056.
Mobile Number: 9087134566

Online Application Number: IEZD8F64

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 7.786675 Acres (31525.00 Sq.m) in the Land Bearing of S.F.Nos: 174/2, 3, 7, 9, 10, 11, 12, 13A, 13B1, 13C1; 175 /1A, 4, 5 & 6 Santhavellore Village/Panchayat, Sriperumbudur Panchayat Union/Taluk, Kancheepuram District– Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 132/2025. Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: IEZD8F64/2025/TCP Dated: 14/08/2025

Body:

Kanchipuram District, Sriperumbudur Panchayat Union, Santhavellore Village and Panchayat in the land Bearing of Survey Nos. Santhavellore Village, S.F.Nos. 174/2, 3, 7, 9, 10, 11, 12, 13A, 13B1, 13C1; 175 /1A, 4, 5 & 6 – Site Extent – (31525,00 sq.m) 7.786675 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. 132/2025.

Gift Deed Document No: 4376/2025, Dated: 07.08.2025 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.

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 167 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:
1) Scrutiny Fees Rs 167000/- Date – Transaction ID (2025091550822 11000299325205 dt 15/09/2025)
2) Land use conversion charges Rs.1596705/- Chalan NO: 20250918023398 19-Sep-2025 05:25:51
3) D - Category panchayat Layout Approval Fees Rs: 678608.00 - ID (2025091550822 11000299325205 dt 15/09/2025)

Copy to

1. Thiru. P.DINESH KUMAR,
No. 8/5, Thulukanam Street,
Karaiyanchavadi,
Poonamallee,
Tiruvallur - 600 056.
Mobile Number: 9087134566

2. Tahsildar concerned (TamilNilam).
Sriperumbudur Taluk Office,
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,
Sunguvachathiram Sub Register Officer,
Kancheepuram District

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

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Kancheepuram*
*Date:2025.09.19 15:00:21*

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.