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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 158/27-10-2025 **Date:** 11/1/25 5:42 PM

From:

Village Panchayat

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

To :

Mr. ANIKET TATIA & Mr. B.MITHALA
No.123, Arcot Road,
Virugambakkam, Chennai – 600 092.

Online Application Number: JF81OQQW

Sir/ Madam,

Sub :

Residential Layout – Local body office, Pillaipakkam "B" Village, Pillaipakkam Panchayat, Kancheepuram District – 602 105.
Formation of a residential layout to an extent of 10735.00 Sq.m in the Land Bearing of Survey No. 707, 708 & 713/4 – 2.65 Acres – Pillaipakkam "B" Village / Panchayat – Sriperumbudur Panchayat Union / Taluk - Kancheepuram District – 602 105.
Technical Concurrence issue – Regarding

Ref :

1 Online Application No.JF81OQQW by Mr. Aniket Tatia & Mr. B.Mithala through online, Dated: 09.09.2022.
2 District Town and country planning Office, Kancheepuram District through online Road pattern issued on dated: 25.04.2023.
3 The Joint Director, Agriculture Department NOC Letter No. MU.MU.2475/2022/C2 Dated: 07.04.2023.
4 (Circular).Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
5 Mr. Aniket Tatia & Mr. B.Mithala through online, Dated: 27.07.2023. (Gift deed document No .6041/2023, dated: 30.05.2023).
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 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 Demand payment requested through online, Dated: 03.08.2023
15 Demand received through online , Dated: 16.08.2023.
16. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17. Approach Road Gift Deed document No.5879/2012, Dated:19.06.2012.
18. Road estimation demand requested through online, Dated: 17.10.2025.
19. Payment received through online, Dated: 17.10.2025.
20. Road estimation charges collected from the applicant - 40,23,484/-
21. Local body demand requested through online, Dated: 17.10.2025.
22. Payment received through online, Dated: 24.10.2025.
23. Local body demand charges collected from the applicant are as follows:
Layout approval fees: 1,39,946/-
Layout inspection fees: 66,000/-.

Body:

Order:

Residential Layout – Local body office, Pillaipakkam "B" Village/Pillaipakkam Panchayat, Kancheepuram

District

- Formation of a residential layout to an extent of 10735.00 Sq.m in the Land Bearing of S.F.Nos: 707,

708 and 713/4 – 2.65 Acres Pillaipakkam Village / Panchayat – Sriperumbudur Panchayat Union / Taluk -

Kanchipuram District – 602105.

Technical Concurrence issued….

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and

along with a copy of certificate / Acknowledgement (Gift deed document) of handover of the public open spaces to the local body concerned.

11. Once the applicant receives the approval of the layout plan from the District Town and Country Planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and complete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

12. The land ownership is considered asper the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

13. If the documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission / Concurrence granted to the layout will be cancelled by the District Town and Country Planning department and Local Body without any prior notice.

14. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

Pillaipakkam Panchayat

Enclosure:

1.Layout Orginal map and Conditions – 2 set.

**Village**

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.