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Layout Application - Final Approval Letter

Roc No: 2026-2027/07/04 **Date:** 7/4/26 12:27 PM

From:

Village Panchayat

Kattavakkam

To :

M/s. SIS ESTATES LLP.,
118/65, J Block, Nalvaravu Street,
MMDA Colony, Arumbakkam,
Chennai – 600 106.

Online Application Number: C5PEXB0B

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to, C5PEXB0B/2026/TCP, M/s.SIS Estates LLP (GPA), represented by its Vice President Mr. P.Mohamed Ismail through online Dated: 12/05/2026. – Kattavakkam Panchayat Vilagam Village, S.F.Nos.3, 4, 5/2, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 16/1B, 18, 19, 20, 21, 22, 23, 25/1, 25/4, 26/2, 27/3A, 27/3B, 28/1, 29, 31, 32/1, 32/2, 34/1, 35/1, 36, 37/4, 38, 39, 40/1, 43/1, 43/3A, 43/3B, 44/1A, 44/1B, 44/3A, 44/3B2, 45, 46, 47, 48, 49/1, 50/1 & 50/3B– Site Extent:130.98 Acres (530052.86 sq.m) Already approved layout L.P/D.T.C.P:63/2013 – Now Future development areas in SF.No. 25/75B, 25/79, 26/46, 27/38 & 47Pt – Site Extent – (11720.00 sq.m) 289 Cent 2.89 Acres in Vilagam Village, kattavakkam Panchayat – Walajabad Panchayat Union/Taluk Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District - Already approved layout L.P/D.T.C.P:63/2013 the concurrence number assigned to the revised layout is LP/DTCP No.77/2026 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: C5PEXB0B/2026/TCP, M/s.SIS Estates LLP (GPA), represented by its Vice President Mr. P.Mohamed Ismail Dated: 12/05/2026.

Body:

Kanchipuram District, Walajabad Panchayat Union, Vilagam Village kattavakam Panchayat in the land Bearing of Survey Nos. 3, 4, 5/2, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 16/1B, 18, 19, 20, 21, 22, 23, 25/1, 25/4, 26/2, 27/3A, 27/3B, 28/1, 29, 31, 32/1, 32/2, 34/1, 35/1, 36, 37/4, 38, 39, 40/1, 43/1, 43/3A, 43/3B, 44/1A, 44/1B, 44/3A, 44/3B2, 45, 46, 47, 48, 49/1, 50/1 & 50/3B– Site Extent:130.98 Acres (530052.86 sq.m) Already approved layout L.P/D.T.C.P:63/2013 – Now Future development areas in SF.No. 25/75B, 25/79, 26/46, 27/38 & 47Pt – Site Extent – (11720.00 sq.m) 289 Cent 2.89 Acres 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/L.P/D.DTCP/Kancheepuram District - Already approved layout L.P/D.T.C.P:63/2013 the concurrence number assigned to the revised layout is LP/DTCP No.77/2026.

Gift Deed Document No: Existing approved Road Gift deed no.6844/2011, Dated:28.11.2011, 5880/2023, Dated:11.09.2023. OSR gift deed no. 40/2013, Dated:17.12.2012 and TANGEDCO Gift deed no.4996/2013, Dated:26.07.2013 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) scrutiny fees Rs.10000 /. Receipt Number 2026061861611 Transaction ID 11000368408599 Date: 18/06/2026
2) Local body Layout Approval Fees Rs. 57000 /- Receipt Number 2026061861611 Transaction ID 11000368408599 Date: 18/06/2026
3) D - Catogary panchayat Layout Approval Fees Rs: 252284/- Receipt Number 2026061861611 Transaction ID 11000368408599 Date: 18/06/2026

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 48 Housing plots and 9 Shop allocated in the Layout.

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 on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads,drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers
3).The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO
4).As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only afterregistering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5).The conditions imposed in the Joint Director NOC should be followed.
6) The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.
7). Any person desiring to purchase the property must separately confirm the right of the petitioner to the before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.
8) . Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
9). If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.
10). On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00

meters of the road boundary not exceeding 9,00 meters in succession
11). The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated
12).The petitioner is informed that this order is not applicable to the building permit which is applicable only for the sale of the residential plots in the above residential plots.
13) .Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
14).The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.
15. 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 on this.
16. The owners / developers shall be allowed shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers
17. Technical Concurrence given only on the basis of the documents produced by the applicant; any interest of ownership
could not be done basis of the issue of technical concurrence. If any false or malpractices in the certificate produced by the
applicant are found leads to cancellation of Layout approval without prior intimation to the applicant.
18. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
19. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway
Department Project, and Condition patta land, the technical approval given by the Department shall be cancelled by the
Department without any prior notice.
Remarks:
a) Local Bodies: Issue Planning Permission for
1) Building plan for residential use of total built-up area upto 10,000 Sq. ft
and upto 8 dwelling units not exceeding 12 meters in height upto Stilt +3 Floors or Ground + 2 Floors and
2) For Commercial Buildings upto 2,000 Sq.ft.
b) Directorate of Town and Country Planning - Issue Planning Permission for
1) Residential Buildings above 10,000 Sq. ft
And
2. Commercial Buildings above 2,000 Sq.ft

Copy to

1. M/s. SIS ESTATES LLP.,
118/65, J Block, Nalvaravu Street,
MMDA Colony, Arumbakkam,
Chennai – 600 106.

2. Tahsildar concerned (Tamil Nilam).
Walajabad Taluk,
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,
Walajabad Sub Register Office,
Kancheepuram.

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

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.07.04 12:27:01

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.