Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 09/2025-2026 **Date:** 8/4/25 4:13 PM

From:

Village Panchayat

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

To :

M/s. Arun Excello Homes Pvt Ltd.,
No:18 Bhattad Tower, West Cott Road, Royapettah
Mylapore, Chennai- 600 014
Mob No. 9840865408

Online Application Number: 2402GP3Q

Sir/ Madam,

Sub :

Residential Layout - Local body office, Mathur village, Sriperumbudur Taluk, Kancheepuram District - - Kancheepuram District, Sriperumbudur
Taluk, Sriperumbudur Panchayat Union, Mathur village & Panchayat, S.F.Nos. 82/1A, 82/4, 83/1A, 2, 3A, 4, 5, 84/1, 85, 86/1,
97/7A1 & 8A2– Site Extent –As per Patta - 2.7063 Acres (10952.00 sq.m) – Layout plot pattern Technical concurrence received –
Technical Approval Issue - Regarding.

Ref :

1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 2402GP3Q/2024
/ TCP5,
Dated: 08.05.2025
2. M/s. Arun Excello Homes Pvt Ltd, Online Application No. 2402GP3Q/2024/TCP5, Dated: 03.08.2024..
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report
Dated:
07.08.2024.
4. Online Application No. 2402GP3Q / 2024 / TCP5, dated:09.12.2024 (Road pattern issued)
5. M/s. Arun Excello Homes Pvt Ltd, Gift Deed No.1903/2025, Dated:11.04.2025.
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, Municipal Administration &Water Supply department, dated: 04/02/2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban
Development
[UD 4(1)], dated 16-07-2022
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15. District collector, Kancheepuram, Wetland NOC letter D.Dis.no.10782/2020/B2, Dated:02.09.2020.
16. Executive engineer, WRD, Keelpalaru Drainage Division, Kancheepuram,NOCletter.No.IvaA5/Ko.60/2010,Dated:14.06.2010.
17. Demand payment Request Letter through online, Dated:09.05.2025
18. Payment received from applicant through online Dated: 03.08.2024 and 02.06.2025 (Offline Scrutiny Fees Dated:03.06.2025)
19. Localbody Payment request through online dated-31.06.2025
20. Payment received from applicant through online Dated: 01.07.2025
21. Land Use Conversion charge Payment Rs. 2622000 Paid through E Challan no - 20250715029437 date -15.07.2025

Body:

Order :

Residential Layout - Mathur Local body office, Kancheepuram District - - Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Mathur village & Panchayat, S.F.Nos. 82/1A, 82/4, 83/1A, 2, 3A, 4, 5, 84/1, 85, 86/1, 97/7A1 & 8A2– Site Extent –As per Patta - 2.7063 Acres (10952.00 sq.m) – Layout plot pattern Technical concurrence received – Technical Approval 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.Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk,
Kancheepuram District.

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

3. Sub Registrar,
Sriperumpudur Sub Register Officer,
Kancheepuram District-602105

4. Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street, Old Employment Office
Kancheepuram District-602105

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.08.04 16:13:11

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.