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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 7QOTP9W1/2025/TCP

Date: 11/19/25 1:32 PM

From:

Village Panchayat

Thiruthaveli,. Main Salai, Kavanur Village Kancheepuram-603203

To :

V .SARAVANAN
NO: 50 , Selviammal Kovil street ,
Kattankolathur village,
Kattankolathur, chengalpattu.

Online Application Number: 7QOTP9W1

Sir/ Madam,

Sub :

Residential Layout - District Town and Countyr Planning Office Kancheepuram District - Formation of a residential layout to an extent of 4300.0 sq.m in the land Bearing of S.F.Nos: 100/2 , 100/3 , 100/4 , 175/2 - Kavanur Village / Panchayat - Kundrathur Panchayat Union / Taluk - Kancheepuram District - Technical Approval Issued - Forwarded for furthur action - Reg.

Ref :

1. Online Application No : 7QOTP9W1, Thiru V. Saravanan, Through Online Dated: 04/08/2025.
2.District Town and Country Planning Office Kancheepuram District Road Pattern Issued Through Online Dated ; 04/09/2025.
ROC No : 7QOTP9W1/2025/TCP.
3. District Collector , Kancheepuram District wet land NOC Pa.Mu.NO : COLKPM / 964 / 2025 / B3. Dated : 16/06/2025.
4. Circular Roc.No . 19799/2020 Dated : 24/12/2020 of Director of Town and Country Planning Chennai
5. Thiru V,Saravanan , Document Received through Online Dated : 26/09/2025 (Gift Deed Document No : 15550/2025, Dated 23/09/2025.
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, 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.G.O.(Ms) No. 53, Housing and Urban Development Department, Dated : 28.02.2024. (Gazette Published on 10.07.2024.).
12.Government Letter No. 19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated : 30.08.2017.
13. Circuler Roc.No.19799/2020, Dated : 24.12.2020 of Director of Town and Country Planning , Chennai.
14. . Circuler Roc.No. 13686/2017/LA1, Dated : 08.09.2017 Of Commissioner of Town and Country Planning Chennai .
15. . Circuler Roc.No. 320/2022/TCP3, Dated : 07.01.2022 Of Director of Town and Country Planning Chennai .
16. Circuler Roc.No. 4367/2019/TCP2, Dated : 14.08.2021. Of Director of Town and Country Planning Chennai .
17.Demand Requested through Online Dated : 29/9/2025.
18.. Payment Recived through online dated : 04/08/2025, 04/10/2025 , 29/09/2025, 09/10/2025.

Body:

In the letter from Joint Director / Deputy Director / Assistant Director Town and Country Planning Department (Planning Permission) Kancheeepuram District, issued to kancheepuram district , kundrathur block, kavanur Village & panchayat, approving to formation of a Residential Layout (Patta No : 5457) , to an extend of 4300 .0 sq.m , No of Plots - 33 and in the land Bearing S.F.Nos : 100/2, 100/3 , 100/4 , 175/2 , Residential plots layout the technical clearance / concurrence/ planning permission is issued to above mentioned layout and the approvel number is assigned as follows SWP Layout approval NO : LAY / SWP / 01/2025. All the special conditions mentioned must be strictly followed.

Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Kancheepuram District The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After scrutinizing the document and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map. has been provided as per the standards specified by the Local bodty , Public space area of roads are donated to the Kavanur Panchayat with the document No : Gift Deed Document No : 15550/2025, Dated 23/09/2025.
Layout Approval Fee : 177902/-Transaction ID- 1100031521893 Dated : 07/11/2025
Layout Inspection Fee : 33000/- Transection ID- 1100031521893 Dated :07/11/2025.

Allotment Details of Apprved Layout Plan
Site Extent : 4300 Sq.m.
No.Of Plots : 33 Nos.
Layout Road : 940.68 Sq.m.
Public Purpose : 22.75 Sq.m (0.67%)
TANGEDCO Purpose : 29.83 Sq.m (0.88%)
Panchayat Resolution No : LAY/SWP/01/2025-2026.

Therefore, , Subject to Specific Conditions , KAncheepuram District / Kundrathur Block / Kavanur Village and Panchayat in the Land Bearing S.Nos 100/2, 100/3 , 100/4 , 175/2. to an extent of 4300 .00 Sq.m. Residential plots Nos - 33. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1 . Kancheepuram district , Joint Director / Deputy Director / Assistant Director Town and Country Planning Department (Planning Permission) ROC No: 7QOTP9W1/2025/TCP. Dated- 13/10/2025 , Residential plots layout the technical clearence / concurrence/ planning permission is issued to above mentioned layout and the approvel number is assigned as follows SWP Layout approval NO : LAY / SWP / 01/2025
2.Roads Constrcted in the approved Residential layout should remain in same existing condition . no changes should be made .
3.The details of the plots divide in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout Plots should be used for construction of house only. No Dangerous or obnoxious factories arises.
5. The Applicant shall pay the difference in rates of fees paid by the applicant to this

Panchayat , if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7.The Applicat shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
8.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or open space Handed over to the local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

To.

V .SARAVANAN
NO: 50 , Selviammal Kovil street ,
Kattankolathur village,
Kattankolathur, chengalpattu.
Ph: 9787088862.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.11.19 13:32:03

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

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