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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: 62/2025-2026 **Date:** 8/7/25 10:47 AM

From:

Village Panchayat

Panchayat President,
Bajanai Kovil street, Kolathur Village,
Kanchipuram District.

To :

Mr. PRADEEP T AND MADHUSUDHAN V
Plot No.341, 1st Floor, TNHB Colony,
MIG Mullai Nagar, West Tambaram,
Chennai – 600 045 Mobile Number: 9524302403
Email Id - megatechs.chennai@gmail.com

Online Application Number: GTXAEADA

Sir/ Madam,

Sub :

Residential Layout - Localbody office, Kolathur Panchayat, Kancheepuram District - Formation of a residential layout to an extent of 6174.0 Sq.m in the Land Bearing of S.F.Nos: 435/1A1B2, 435/2A1, 435/2B, 435/3, 438/14B, 438/15B1– Kolathur Village and Panchayat – Sriperumbudur Panchayat Union - Sriperumbudur Taluk - Kancheepuram District – Technical Approval issue -Regarding. and Panchayat – Sriperumbudur Panchayat Union - Sriperumbudur Taluk - Kancheepuram District – Technical Approval issued -
Forwarded for further action - Regarding.

Ref :

1 Online Application No: GTXAEADA, Mr. Pradeep.T and Madhusudhan.V through online Dated: 28.04.2025.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.28.06.2025.
3 Joint Director, Agriculture Department, Kancheepuram NOC Letter No. GTXAEADA /2025/C2, Dated: 15.05.2025.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Mr. Pradeep T and Madhusudhan V, Document received through online Dated: 21.07.2025. (Gift deed document No.8544/2025,
dt:04.07.2025).
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 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
15 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated:28.06.2025 21.07.2025.
18 Payment received through online, Dated. 28.04.2025, 14.07.2025 & 22.07.2025
19 Local body Demand requested through online Dated- 06.08.2025
20 Payment received through online, Dated - 06.08.2025
21 3% Land Use Convension Charge Rs. 204052 Paid through E Challan No - 20250729029262 date - 30.07.2025

Body:

Body:
Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 6174.0 Sq.m in the Land Bearing of S.F.Nos: 435/1A1B2, 435/2A1, 435/2B, 435/3, 438/14B, 438/15B1– Kolathur Village
and Panchayat – Sriperumbudur Panchayat Union - Sriperumbudur Taluk - Kancheepuram District – 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

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.