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Layout Application - Final Approval Letter

Roc No: 03/2025-2026 Date: 6/25/25 6:32 PM

From:

Village Panchayat

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

To :

M/s.RUBY MANOHARAN PROPERTY DEVELOPERS PVT. LTD.,
No: 247-B, VELACHERY MAIN ROAD,
SELAIYUR, CHENNAI – 600 073.
Mobile Number: 9047495146,
E-mail Id: vignesh@rubybuilders.in

Online Application Number: 4MUSE9V2

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to, Vadakal 'C' Village, S.F.Nos. 280/1, 280/2A1, 280/2B, 280/4 – Site Extent – 3.26 Acres (13200 sq.m) Vadakal – C Village Thathanur Panchayat, and Sriperumbudur Taluk and Panchayat Union, Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 69/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: 4MUSE9V2/2025/TCP Dated: 27/05/2025

Body:

Kanchipuram District, Sriperumbudur Panchayat Union, Thathanur Village and Panchayat in the land Bearing of Survey Nos. Vadakal 'C' Village, S.F.Nos. 280/1, 280/2A1, 280/2B, 280/4 – Site Extent – (13200 sq.m) 3.26 Acre 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/DTCP/Kancheepuram District -LAYOUT

No. 69/2025
Gift Deed Document No: 5210/2025, dt: 29.04.2025 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.

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 86 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:
1) Inspection fees 10000/. (11000282102935 dt 18/06/2025)
2) Scrutiny Fees Rs86000/- Date – Transaction ID (11000282102935 dt 18/06/2025)
3) Land use conversion charges Rs. 782400 /- Chalan NO: 20250624008774 Date 24-Jun-2025
4) D - Catogary panchayat Layout Approval Fees Rs: 284144/- (11000282102935 dt 18/06/2025)

Copy To

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No: 247-B, VELACHERY MAIN ROAD,
SELAIYUR, CHENNAI – 600 073.
Mobile Number: 9047495146,
E-mail Id: vignesh@rubybuilders.in

2) Tahsildar concerned (TamilNilam).
Sriperumbudur Taluk Office,
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,
Sriperumbudur Sub Register Officer,
Kancheepuram District

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

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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