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: 1022 **Date:** 4/17/26 7:18 PM

From:

Executive officer

Periyanarasam pettai st, Uthiramerur

To :

Tmt. Santosh Davi Jain,
No.33/31, Chandrappa mudaily street,
Sowcarpet, Chennai-1

Online Application Number: 9QNCR2SS

Sir/ Madam,

Sub :

Residential Layout - Kanchipuram District - Uthiramerur Special Grade Town Panchayat – Formation of a residential layout to and extant of 5300.00 sqm in the Land Bearing of S.No.253/2, Malliyankarani 'A' Village - Layout Approval Permission to construct a plot with 38 units in -Regarding.

Ref :

1. Government Order No. 79 Department of Housing and Urban Development dated 04.05.2017.
2. Government Order No. 71 Rural Development Department dated.16.06.2003.
3. Government Order No. 181 Department of Housing and Urban Development dated 09.12.2020.
4. Joint Director / Assistant Director, District Town and Country Planning Office, Kanchipuram, letter No. 9QNCR2SS / 2025 /TCP dated 26.08.2025.
5. Joint Director / Assistant Director , District Town and Country Planning Office , Kanchipuram, letter No. 9QNCR2SS / 2025/ TCP Dated 28.08.2025 APPROVALNo:SWP / DTCP / KANCHIPURAM DISTRICT /LAYOUT NO:142/2025.
6. Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, Website application Date 29.10.2025
7.This Office letter R.C.No.1022/2025 Date .05.11.2025
8. This office Letter No. R.C.No.1022/2025 A1 Dated 05.11.2025. (Throw E.B. Office)
9. Junior Engineer, Uthiramerur Specil Grade Town Panchayat Evaluation Date 27.11.2025.
10. Junior Engineer, Tamil Nadu Electric Production and Distribution Corporation, Uthiramerur Assessment Date. 09.02.2026

11.Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, application Date 25.02.2026
12.The Executive Officer site inspection Date 26.02.2026
13.Town Panchayat Council Resolution No. 513 /2026 Dated 27.02.2026
14.Junior Engineer, Uthiramerur Specil Grade Town Panchayat Certificate Date 03.03.2026.
15.The Executive Officer site inspection Date 06.03.2026
16. Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, application Date 06.03.2026
17. This office Notification Letter No.375 /2025 Dated.12.03.2026
18. Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, application Date .10.03.2026 and 16.03.2026 and Surite Bond .

Body:

Order :

Kanchipuram District , Uthiramerur Special Grade Town Panchayat, Uthiramerur Taluk Malliyankarani 'A' Village Survey Nos An application for the Construction of a plot Measuring 1.31 acres or 5300.00 sq. Meter In plots 253/2 – was submitted by Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram, A Road pattern was prepared and sent to this office as per the letter shown in Ref.No. 6.

As per the circular of the Head of Registration Department Chennai -28 Circular N. K. No. 6445 / C 1/2021 dated 18.02.2021- in cases where a donation document is submitted to the Government for road and open space allocation (OSR), it is recommended to submit it for registration without insisting that the local government body that receives the donation document should also sign the donation document. Accordingly, the above donation document has been registered by the petitioner to the Town Panchayat Council without a resolution of the Town Panchayat Council for the roads, cornering area, allocation for Tamil Nadu Electricity Generation and Distribution Corporation and public use area for the local government through donation document. The above donation document has been registered in the Uthiramerur Sub-Registry as office Book No. 01/3893/2025 Yes Numerically Registration (Registered) Date 05.08.2025)

Further, the Deputy Director/Assistant Director District Town and Country Planning Office Kanchipuram as seen in Ref.No.5 has approved the land division by APPROVALNo:SWP / DTCP /KANCHIPURAM DISTRICT/LAYOUT NO:142/2025. and has been numbered as Technical

Following the approval and approval of the plot map, this office has been sent to this office. Based on the estimate prepared by the Junior Engineer of this office for the construction of road facilities, drainage facilities, culvert facilities, laying of drinking water pipes on the streets in the plot, all the works have been completed by the petitioner in the presence of the Junior Engineer, and the Junior Engineer of this office has certified that all the above works have been completed in his presence in a proper manner as per the estimate.

Further, the Junior Engineer of the Tamil Nadu Electricity Board, Uthiramerur Nagar Division was requested to install street lights in the above plot. Following that, the estimate was prepared by the Junior Engineer of the Electricity Board at Rs.1,60,460/- and the above estimate was paid by the petitioner to the Electricity Board in the name of the Executive Officer on 09.02.2026 directly through the online electricity

in Uthiramerur Taluk Malliyankarani 'A' Village Survey No. 253/2, under Uthiramerur Special Grade Town Panchayat. The division of the land of the petitioner Tmt. Santosh Davi Jain, No.33/31, Chandrappa mudaily street,Sowcarpet, Chennai-1, has been approved by the Town Council Resolution No. 513/20263 dated 27.02.2026. Following which the development fee of the land division is Rs. 10,98,536/- (Rupees Ten Lakhs Ninety eight Thousand Five hundred and thirty six Only) through the website and submit the receipt for the same, vide the letter of this office as per Ref.No. 17. On that basis, the petitioner has paid the above amount through the website as per Ref.No.18and the receipt has been received on 16.04.2026 respectively.

Therefore, on the basis of the payment of the development charges for the construction of the above plot under the appropriate title, the Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram, in the letter as per ref.no. 2, has granted technical approval for the construction of the Uthiramerur Taluk Malliyankarani 'A' Village Survey No. 253/2, under the Uthiramerur Special Grade Town Panchayat. Final approval is hereby granted and the construction of a residential plot of 38 plots in an area of 1.31 acres or 5300.00 square meters, is hereby ordered subject to the following conditions.

P. Pa.04 Conditions .
01. The technical approval drawing as per the letter of the Deputy Director / Assistant Director, District Town and Country Planning Office, Kanchipuram has been approved by this office and E-Signed through the website subject to the conditions. It is further informed that all the items specified in the plot conditions from serial number 01 to 08 and special conditions should be filled in completely.
02. The dimensions of the plot, road layouts, and public allotment dimensions should not be changed for any reason other than the plan approved by the Deputy Director/Assistant Director, District Town and Country Planning Office, Kanchipuram without the prior approval of the Town and Country Planning Department. It is further informed that if it is found that the plot is in violation of the conditions mentioned in clauses 01 to 08, the plan approved by the Town Panchayat will be cancelled without any prior notice.
03. If the documents submitted for consideration are found to be incorrect (i) or (ii) in the event of any situation that may affect the final approval of the land division, the final approval given to the land division shall be cancelled by the Executive Officer without any prior notice.
04. A copy of the approved plot plan shall be provided to each person who purchases plots in the plot approved by this office.
05. The plot plan approved by this office shall be displayed on a concrete board measuring not less than 6'0" x 4'0" at a designated place for public viewing.
06. The roads in the plot that have been handed over shall be maintained as vehicular roads without obstruction.
07. The low voltage power line passing through the proposed land plot should be relocated along the road at the petitioner's own cost.

Executive Officer,
Uthiramerur Town Panchayat
Kancheepuram District.

Recipient
Tmt. Santosh Davi Jain,
No.33/31, Chandrappa mudaily street,
Sowcarpet, Chennai-1

Executive officer

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.