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RE REGULATORY RECORD

# RERA Document

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# Layout Application - Final Approval Letter

Roc No: BVGN0MIO/2026/TCP

**Date:** 6/19/26 5:50 PM

From:

Village Panchayat

Perumal Koil Street, Vaipoor Village Mathur Post 602105

To :

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

Online Application Number: BVGN0MIO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office, Kancheepuram District - Kancheepuram District, Kundrathur Taluk, Kundrathur Panchayat Union, Kavalkazhani village, S.F.Nos. 8/1A, 1B, 10/1, 2A, 2B, 3, 4, 5A, 5B, 5C, 6, 7, 8, 9, 10, 11/1, 2, 3, 12/1B, 2, 3, 36/2, 38, 40/3B & 3C– Site Extent – 11.55 Acres (46750.00 sq.m) – Layout plot pattern Technical concurrence received – Technical Approval issued – Forwarded for further action – Regarding.

Ref :

1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. BVGN0MIO/2026/ TCP5, Dated: 12.06.2026. 2. Applicant M/S.Fairland Homes rep by Mr.S.Saravanan, M/S.Jain Realtors rep by Mr.M.Bharat Bhansali & Mr. T.Selvam (Power Holder),Online Application No. BVGN0MIO / 2026 / TCP5, Dated: 10.04.2026 & 12.05.2026. 3. The Deputy Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated: 13.04.2026. 4. Online Application No. BVGN0MIO / 2026 / TCP5, dated:15.05.2026 (Road pattern issued). 5. Applicant M/S.Fairland Homes rep by Mr.S.Saravanan, M/S.Jain Realtors rep by Mr.M.Bharat Bhansali & Mr. T.Selvam (Power Holder), Gift Deed No.2651/2026, Dated:20.05.2026. 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. 14. G.O.(Ms.)No.155, Housing and Urban Development [UD 4(3)], dated 08-10-2025. 15 District Collector, Kancheepuram, Wetland NOC letter D.Dis.No.COLKPM/5573/2025/B3, Dated:13.02.2026 & D.Dis.No.COLKPM/3408/2024/B3, Dated:04.04.2025. 16. Demand payment Request Letter through online Dated: 15.06.2026. 17. Payment received from applicant through online Dated: 10.04.2026, 15.06.2026.

Body:

The online application was processed as perusing the records and after conducting site inspection, this proposal has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the Director ofTown and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, Park, public purposes meant for local body and TANGEDCO vide reference 4th cited above. 1.On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Layout in Kancheepuram District, Kundrathur Taluk, Kundrathur Panchayat Union, Kavalkazhani village, S.F.Nos. 8/1A, 1B, 10/1, 2A, 2B, 3, 4, 5A, 5B, 5C, 6, 7, 8, 9, 10, 11/1, 2, 3, 12/1B, 2, 3, 36/2, 38, 40/3B & 3C– Site Extent – 11.55 Acres (46750.00sq.m) the concurrence number assigned to the revised layout is LP/DTCP No. 93/2026 by the Director of Town and Country Planning, Chennai as per the letter 1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 16th cited as per GO'S and circular cited in reference 6 to 13 and on receipt of payment of charges such as Centage, Scrutiny fees, Display board Deposit, Armed Forces Flag Day Fund etc vide reference 17th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions: 2.The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local body. 3.After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office. 4.Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information 5.The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions. 6.As per the G.O in the reference 7th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issue of final Approval Head of Account: "0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges-27" Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)".

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Kancheepuram*
*Date:2026.06.19 17:50:36*

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

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# 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.