

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 299/2024-2025

Date: 11/9/24 4:12 PM

From:

Village Panchayat

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

To :

Thiru. Anandaperumal And Others,
No.361, Bharathidasan Street,
Mamallan Nagar,
Kancheepuram – 631502.
Ph.No: 9443690132.

E-mail: anandaperumalv6@gmail.com
Online Application Number: U73RM2YI

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 2400.00 sq.m in the Land Bearing of S.No. 495/3A – Pondur 'B' Village – Pondur Panchayat - Sriperumbudur Panchayat Union / Taluk, Kancheepuram District
Technical Concurrence Approval Letter - Regarding.

Ref :

- 1 Online Application No.U73RM2YI, Thiru. Anandaperumal And Others, through online Dated: 07.09.2024.
- 2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.30.09.2024.
- 3 Joint Director, Agriculture Department NOC Mu.Mu.No.6567/ 2024/C2, dated:13.09.2024
- 4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
- 5 Thiru. Anandaperumal And Others, document received through online Dated: 30.09.2024. (Gift deed document No.11544/2024, dt:16.10.2024
- 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 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department,
Dated: 30.08.2017.

12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning,
Chennai.

13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning,
Chennai.

14 Demand requested through online, Dated: 30.09.2024 & 17.10.2024

15 Payment received through online, Dated:16.10.2024 & 18.10.2024

16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning,
Chennai.

17 Localbody demand requested through online date-08.11.2024

18 local body Payment received through online, Dated:09.11.2024

Body:

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a
residential layout to an
extent of 2400.00 sq.m in the Land Bearing of S.No. 495/3A – Pondur 'B' Village – Pondur Panchayat -
Sriperumbudur Panchayat
Union / Taluk, Kancheepuram District- Layout Technical Concurrence Approval Letter issued.

Village

Signature valid

Signed by: Village Panchayat President
Location: Kancheepuram
Date: 2024.11.09 16:12:02



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](#)



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

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

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

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



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,
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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.

