

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 6/10/25 1:51 PM

From:

Village Panchayat

Karai

To :

M/s.Dakshin Developers and Four Others,
143, Savithri Sadanam,
Siddaratha Nagar,
Vengal Rao Nagar,
Hyderabad – 500 038

Mobile Number – 9042224220 11GA0REW
Online Application Number:

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to – karai, Village S.No 38/4, 38/5, 51/11, 52/3, 53/1F, 54/1A, 54/2, 54/3, 54/4, 55/1B, 55/1D1, 55/2, 55/3A1, 55/3A2, 55/3B1, 55/3C1, 55/3D, 55/4A – Ceeyati Village, Karai Panchayat, – Site Extent – (36614.00 sq.m) 9.04 Acre Ceeyat Village Karai Panchayat , Kancheepuram Taluk Walajabad 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. 64/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: 11GA0REW /2025/TCP Dated: 26.05.25

Body:

Kanchipuram District, Walajabad Panchayat Union, Cheeyati Village Karai Panchayat in the land Bearing of Survey Nos. 38/4, 38/5, 51/11, 52/3, 53/1F, 54/1A, 54/2, 54/3, 54/4, 55/1B, 55/1D1, 55/2, 55/3A1, 55/3A2, 55/3B1, 55/3C1, 55/3D, 55/4A – Ceeyati Village, Karai

Panchayat, – Site Extent – (36614.00 sq.m) 9.04, Acre Formation of residential layout District Town and Country Planning office kanchipuram District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 64/2025.

Gift Deed Document No: . 3079/2025, Dt:14.05.2025 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 182 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:

- 1) Inspection Fee 10000/. () dt 10/06/2025
- 2) Scrutiny Fee Rs182000/- Date – 108/06/2025 Transaction ID (11000280915750) (REF NO 2025061038099)
- 3) D - Catogary panchayat Layout Approval Fees Rs: 788152/- Date 10/06/2025 (11000280915750) (REF NO 2025061038099)
- 4) Land use conversion charges Rs. 253920/- Chalan NO: 20250610015680 dt 10-Jun-2025 13:14:48

Copy To

1. M/s.Dakshin Developers and Four Others,
143, Savithri Sadanam,
Siddaratha Nagar,
Vengal Rao Nagar,
Hyderabad – 500 038
Mobile Number – 9042224220

2. Tahsildar concerned (TamilNilam).
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,
Kancheepuram sub Register Officer,Joint II
Kancheepuram District.

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

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.06.10 13:51:43



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

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



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
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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.

