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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 35/2025-2026

Date: 10/22/25 1:22 PM

From:

Village Panchayat

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

To :

Thiru.R.Palaniswamy and Tmt.P.Ramalakshmi,
P,H-84,G-2, TNHB 1st Seaward Road,
Valmiki Nagar, Thiruvanmiyur,
Chennai-600 041.

Online Application Number: M5LLF4VS

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 2550.00sqm in the Land Bearing of S.Nos: 4/1A, 1B, Mahanyam Panchayat, Azhakur Village, Sriperumbudur Panchayat Union / Taluk, Kancheepuram District – Technical Approval issue - Reg

Ref :

1 Online Application No. M5LLF4VS, Thiru.R.Palaniswamy and Tmt.P.Ramalakshmi, through online Dated: 01.07.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.24.09.2024.
3 Joint Director, Agriculture NOC Letter No: Mu.Mu.No.4979/2024/C2, Dated: 18.07.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru.R.Palaniswamy and Tmt.P.Ramalakshmi, document received through online Dated: 07.11.2024. (Gift deed document
No.12487/2024, dt:29.10.2024).
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 G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
15 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated:11.11.2024
18 Payment received through online, Dated.29.11.2024
19 Local Body Demand requested through online, Dated:13.10.2025
20 Payment received through online, Dated.
21 3% Land Convension Charge Paid through E Challan No - 20250128010549 date - 30.01.2025

Body:

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 2550.00sqm in the Land Bearing of S.Nos: 4/1A, 1B, Mahanyam Panchayat, Azhakur Village, Sriperumbudur Panchayat Union / Taluk, Kancheepuram District – Technical Approval issued.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide

Copy To:

1. Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk, Kancheepuram District.

2. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

3. Sub Registrar,
Sriperumbudur Sub Register Officer,
Kancheepuram District.

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

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.10.22 13:22:01

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

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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.