Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: 01/2025-2026 **Date:** 9/15/25 4:28 PM

From:

Village Panchayat

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

To :

M/s. KEYSTONE SPACES CS SANTHOSHRAJ AND KAUSHABH GPA,
No. 64/2, 1B,
Pulla Avenue, Aminjikarai, Chennai – 600 030.
Mobile Number: 99627 00111.
Email Id - yuvaraj@keystonespaces.in,

Online Application Number: 6I3YD7AN

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to – Irungattukottai 'A' Village S.NO:. 28/1 Irungattukottai 'A' Village Panchayat – Site Extent – (15100.00 sq.m) – 3.73 Acres Irungattukottai 'A' Village,and Panchayat , Sriperumbudur Taluk Sriperumbudur 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. 144/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: 6I3YD7AN/2025/TCP Dated: 26/08/2025

Body:

Sriperumbudur Taluk and District, Sriperumbudur Panchayat Union, Irungattukottai 'A' Village & Panchayat in the land Bearing of Survey Nos. 28/1– Site Extent – (15100.00 sq.m) 3.73 Acre Formation of residential layout District Town and Country Planing office kanchipuram District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District - LAYOUT No. 144/2025.

Gift Deed Document No: . 10587/2025, Dated: 20.08.2025 .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 86 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:
1) Inspection Fee 10000/. (2025090251084) dt
2) Scrutiny Fee Rs: 86000/- Date – Transaction ID (2025090451084)
3) Land use conversion charges Rs. 4,64,856/- Challan NO: 20250915018211 15-09-2025
4) D - Catogary panchayat Layout Approval Fees Rs: 325042/- Date (04/09/2025) 2025090451084

Copy to:-

1. M/s. KEYSTONE SPACES CS SANTHOSHRAJ AND KAUSHABH GPA,
No. 64/2, 1B,
Pulla Avenue, Aminjikarai, Chennai – 600 030.
Mobile Number: 99627 00111.
Email Id - yuvaraj@keystonespaces.in,

2. Tahsildar concerned (TamilNilam).
Sriperumbudur Taluk
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,
Sriperumbudur Sub Register Officer,
Kancheepuram District..

5. Joint Director / Deputy Director / Assistant Director No.33/I 95,

Village

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.