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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office

ROC No. 07SL3QGR /2025/TCP

Date : 31/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Santhavellore 'A' village & Panchayat,
Sriperumbudur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office, Kancheepuram District - Kancheepuram District, Sriperumbudur Taluk, Santhavellore 'A' village & Panchayat, S.F.Nos. 101/1B3B1, 6, 7, 8A, 9A, 10A2B; 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5, 7, 8A1; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C – Site Extent – 16.497 Acres (66792.00 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. 07SL3QGR/2025/ TCP5, Dated: 26.12.2025
2. Applicant M/s.DAC Developers SPV I Pvt Ltd & M/s. DAC Developers Delight LLP, Online Application No. 07SL3QGR / 2025 / TCP5, Dated:08.09.2025.
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated: 12.09.2025.
4. Online Application No. 07SL3QGR / 2025 / TCP5, dated:21.11.2025 (Road pattern issued).
5. M/s.DAC Developers SPV 1 Pvt Ltd & M/s. DAC Developers Delight LLP, Gift Deed No.6813/2025, Dated:08.12.2025.
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. Joint director, Agriculture department, Kancheepuram, Dryland NOC letter No.C2/6094/2025, Dated:17.09.2025.
16. Demand payment Request Letter through online Dated: 27.12.2025
17. Payment received from applicant through online Dated: 08.09.2025, 27.12.2025

ORDER:-

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 of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for

roads, 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, Sriperumbudur Taluk, Santhavellore 'A' village & Panchayat, S.F.Nos. 101 / 1B3B1, 6, 7, 8A, 9A, 10A2B; 103/8A, 9; 104/10A, 11, 12A; 114/2A, 2B, 3A, 3B, 4, 5, 7, 8A1; 137/3A, 3B; 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C – Site Extent – 16.497 Acres (66792.00 sq.m) and numbered as LP/DTCP No. 133/2025 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 17th 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 18th 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)".

SPECIAL CONDITIONS:
1. With reference to the 8th, 9th and 11th cited Government orders, "The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later".

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, Public purpose of local body areas S.F. No sub-division in favor concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

5. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
6. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.
7. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.1,00,149/- Date – 08.09.2025
Centage Charge
Challan Number - 20251227002301 : Rs.91,500/- Date – 27.12.2025
Display board Charge : Rs.10,000/- Date – 27.12.2025
Subdivision Charges : Rs.1,22,000/- Date – 27.12.2025
Development Charges : Rs.3,34,000/- Date – 27.12.2025
Armed Forces Flag Day Fund : Rs.30,000/- Date – 29.12.2025
Encl:
Plot pattern map

Assistant Director/Deputy Director (i/c),
District Town and Country Planning Office,
Kancheepuram District.

To:
The President,
Santhavellore 'A' village & Panchayat,
Sriperumbudur Taluk,
Kancheepuram District.

Copy to:-

1. M/s. DAC Developers SPV I PVT LTD And Others
Flat A1, G.F, Door No.19, K Block,
1st Main Road, 1st Avenue,
Anna Nagar East,
Chennai - 600 102.

2. 1. Tahsildar concerned (Tamil Nilam).
Sriperumbudur Taluk Office,
Kancheepuram District.

3. 2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai – 600 102.

4. 3. Sub Registrar,
Sunguvarchattram Sub Register Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	100149	08/09/2025
2	OSR Fee		
3	Centage Charges	91500.00	27/12/2025
4	Development Charges	334000.00	27/12/2025
5	Display Board Charges	10000.00	27/12/2025
6	Satellite town charge		
7	Sub Division Charge	122000.00	27/12/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2025.12.31 09:00:29

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.