Layout Application - Final Approval Letter

Roc No: 239/2025-2026 **Date:** 3/12/26 11:57 AM

From:

Village Panchayat

Panchayat President,
Bajanai Kovil street, Kolathur Village,
Kanchipuram District.

To :

M/s. San Da Royale Homes Pvt Ltd,
No.G3, Angel Homes, 5th Street,
CTO Colony, West Tambaram,
Chennai

Online Application Number: YRCYQ3QI

Sir/ Madam,

Sub :

Residential Layout – Local body Office , Vellarai village, Kolathur Panchayat, Sriperumbudur Taluk, Kancheepuram District - Formation of a residential layout to an extent of 8300.00 Sq.m in the Land Bearing of S.F.Nos: 11, 12/1, 12/2, 17 – Vellarai Village, Kolathur Panchayat – Sriperumbudur Panchayat Union/Taluk, Kancheepuram District – Technical Approval issue – Reg

Ref :

1. Online Application No: YRCYQ3QI, M/s.SAN DA ROYALE HOMES PVT LTD, through online Dated: 27.12.2025.
2. District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 03.02.2026.
3. District Collector, Kanchipuram District Wetland NOC Pa.Mu. No.4731/2025/B2, Dated: 18.10.2025.
4.. Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.C2/446/2026, Dated: 23.01.2026.
5. Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
6. M/s. SAN DA ROYALE HOMES PVT LTD, Document received through online Dated: 28.02.2026. (Gift deed document No.2331/2026, Dated: 18.02.2026).
7. G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O.(Ms) No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. G.O.(Ms) No.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
13. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. 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: 03.03.2026.
18. Payment received through online, Dated: 27.12.2025, 28.02.2026 & 03.03.2026
19. Local body Demand requested through online, Dated: 11.03.2026
20. Payment received through online, Dated: 11.03.2026
21. Land Using Conversion charge Rs.165363 Paid through E challan No–20260311023787 Dated: 12.03.2026

Body:

Residential Layout – Local body Office , Vellarai village, Kolathur Panchayat, Sriperumbudur Taluk, Kancheepuram District - Formation of a residential layout to an extent of 8300.00 Sq.m in the Land Bearing of S.F.Nos: 11, 12/1, 12/2, 17 – Vellarai Village, Kolathur Panchayat – Sriperumbudur Panchayat Union/Taluk, Kancheepuram District – Technical Approval issued..

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

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

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.03.12 11:57:30