Layout Application - Final Approval Letter

Roc No: 106/2025-2026 **Date:** 9/16/25 5:06 PM

From:

Village Panchayat

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

To :

M/s. SAN DA ROYALE HOMES PRIVATE LTD,
No.4, SRS NAGAR, Srinivasa Nagar,
OLD PERUNGALATHUR,
Chennai – 600 063

Online Application Number: QSEYWJMS

Sir/ Madam,

Sub :

Residential Layout – Local body office, Vellarai Village, Kolathur Panchayat, Kancheepuram District - Formation of a residential layout to an extent of 3728.0 Sq.m in the Land Bearing of S.F.Nos: 41/1B1C, 82/1A – Vellarai Village/Panchayat – Sriperumbudur Panchayat Union/Taluk - Kancheepuram District – Technical Concurrence issue - Regarding

Ref :

1 Online Application No: QSEYWJMS, M/s.SAN DA ROYALE HOMES PRIVATE LTD, through online Dated: 01.08.2025. 2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 20.08.2025.
3 District Collector, Kanchipuram District Wetland NOC Pa.Mu. No.2592/2024/B2, Dated: 24.07.2025.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 M/s.SAN DA ROYALE HOMES PRIVATE LTD, Document received through online Dated: 30.08.2025. (Gift deed document No.11320/2025, Dated: 30.08.2025).
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, 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.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
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: 01.09.2025.
18 Payment received through online, Dated: 01.08.2025, 02.09.2025.
19.3% Land Convension Charge Rs. 54602 paid through Online E Challan no -20250915032030 dated: 15.08.2025
20. Local body Demand requested through online, Dated: 15.08.2025
21 Local body received through online, Dated: 15.08.2025

Body:

Order:

Residential Layout – Local body office, Vellarai Village, Kolathur Panchayat, Kancheepuram District - Formation of a residential layout to an extent of 3728.0 Sq.m in the Land Bearing of S.F.Nos: 41/1B1C, 82/1A – Vellarai Village/Panchayat – Sriperumbudur Panchayat Union/Taluk - Kancheepuram District – Technical Concurrence 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:2025.09.16 17:06:30