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Layout Application - Final Approval Letter

Roc No: 004/2025-2026/P Date: 4/12/25 3:56 PM

From:

Village Panchayat

No.1/141, Main Road, Venbedu

To :

Thiru. TICKARAM,
22/4 O Block, 7th Street,
Agathiyar Nagar, Villivakkam,
Aminjikarai, Chennai – 600049

Online Application Number: 3S3G2IYH

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District / Thiruporur Panchayat Union – Venbedu Village and Panchayat - Acknowledging and Approving to an extent of Site Area of Site extent of 8250.0 Sq.m in the Land Bearing S.No.364/1A, Residential Plots – (39) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1.Town and Country Planning Department Planning Permission Roc. 3S3G2IYH/2025/TCP Dated. 07/04/2025
2.The Sub Registrar, Thiruporur Gifted No - 6846/2025 dated: 21-03-2025
3.DTCP Approval No-76/2025
4. Venbedu Panchayat Resolution No.15 Dated.29.03.2025
5.Block Development Officer (VP), Thiruporur Panchayat Union
6.Panchayat Secretary, Venbedu Panchayat Office, Thiruporur Panchayat Union.

Body:

Proceeding for Thiruporur Panchayat Union Venbedu Panchayat
President : K. Kavitha
Order
1.In the Letter from the Assistant Director Town and Country Planning Department (Planning

Permission), Chengalpattu District, issued to Chengalpattu District, for Thiruporur Panchayat Union Venbedu Village and Panchayat - Acknowledging and Approving to an extent of Site Area 8250.0 Sq.m in the Land Bearing S.No.364/1A, Residential Plots – (39.)The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Thiruporur Panchayat Union – Venbedu Village and Panchayat LAYOUT APPROVAL NO. 76/2025 Subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the Venbedu Village and Panchayat with the document No:6846/2025 dated: 21-03-2025 Registered at the Thiruporur Sub Registrar Office.
Layout Approval Fee - Rs.114366/- Transaction ID : 285433a9-133a-446b-b04c-aa9a4f773b07 Dated. 12/04/2025.
Layout Inspection Fee – Rs. 44000./- Transaction ID: 285433a9-133a-446b-b04c-aa9a4f773b07 Dated. 12/04/2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 8250.0 Sq.m
No. of Plots : 39 Nos
Gifted over to Local Body :
Layout Road & Splay Extent : 2262.40 Sq.m.
Public Purpose : 30.50 Sq.m (0.51%)
TANGEDCO Purpose : 30.50 Sq.m (0.51 %)
Park - I : 419.67 Sq.m Park- II : 193.50 Sq.m
Total Park : 613.17 Sq.m (10.24 %)
ThereforeSubject to Specific Conditions, Chengalpattu District / Thiruporur Panchayat Union – Venbedu Panchayat and Village - Acknowledging and Approving to an extent of Site Area 8250.0 Sq.m in the Land Bearing S.No.364/1A, Residential Plots – (39) It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROCNo.3S3G2IYH/2025/TCP Dated. 07/04/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP /Chengalpattu / LAYOUT APPROVAL NO.76/2025, All the Special conditions mentioned must be strictly followed.
2.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
1.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
2.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
3.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
4.Every plot deed registration should be accompanied by a copy of this layout approval map.
5.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.
6.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
7.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.
To.
Thiru. TICKARAM,
22/4 O Block, 7th Street,
Agathiyar Nagar, Villivakkam,
Aminjikarai, Chennai – 600049..
Copy to :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Chengalpattu

2. Sub Registrar, Thiruporur Registrar Office, Chengalpattu District.
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5.Block Development Officer (VP), Thiruporur Panchayat Union.
6.Panchayat Secretary, Venbedu Panchayat, Thiruporur Panchayat Union.
7.Others.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.12 15:56:35



our services doesn't just end there

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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