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Layout Application - Final Approval Letter

Roc No: 2024/27

Date: 5/27/25 12:09 PM

From:

Village Panchayat

Perumal Koil Street, Vaipoor Village Mathur Post 602105

To :

SUGESHKUMAR

Online Application Number: 50WNK7H3

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 3800.0 Sq.m in the Land Bearing of S.Nos: 81/1,81/2 – Vellerithangal Village/ Panchayat, Kundrathur Taluk / Panchayat
Union, Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref :

1 Online Application No: 50WNK7H3, THIRU.SUGESHKUMAR A, through online Dated: 07.02.2025.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.08.04.2025.
3 Joint Director, Agriculture Department, Kancheepuram NOC Letter No. G7AO08EQ/2025/C2, Dated: 09.01.2025.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 THIRU.SUGESHKUMAR A, Document received through online Dated: 08.05.2025. (Gift deed document No.6903/2025, dt:
02.05.2025).
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: 09.05.2025.
18 Payment received through online, Dated: 07.02.2025, 22.04.2025 & 09.05.2025.

Body:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the
applicant
was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide
reference
2nd cited above.
On receipt of gift deed vide reference 5th cited above, and on receipt of payment of charges such as Scrutiny fee, OSR Fees,
Centage charge,
Display board Deposit, Armed Forces Flag Day Fund, Sub Division Charges and Development Charges vide reference 18th
cited above, the
Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram
District -
LAYOUT No.55/2025.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the
respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval issued
shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration
department and
the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the
applicant to
pay the requisite charges for making mutation in the TamilNilam/Collabland website.

Village



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

Ownership, Compliance & Legal Verification

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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