Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 003 / 2024-2025 Date: 2/28/25 5:53 PM

From:

Village Panchayat

"Panchayat office Building
kulakkarai Street
Seevadi Colony
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603312"

To :

Kader Batcha,

No. 17/14A, Saranalayam Garden 2nd Street,
Dayasadan Street,Nerkundram,
Maduravoyal,
Chennai,600107.

Online Application Number: B0XR0UR5

Sir/ Madam,

Sub :

Division of Residential Land- Office of Chengalpattu District - Lathur Panchayat Union – Seevadi Panchayat and Village - Acknowledging and Approving to an extent of 7300.00Sq.m in the Land Bearing S.No. 182/1A,182/2A & 183/1, Residential Plots – (35 Plots) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1.Town and Country Planning Department Planning Permission) Roc. No. 4367/2019/TCP2, Dated: 14/08/2021.
2. The Sub Registrar, Office of the Sub Registrar, Maduranthagam , Gifted No -. .6036/2024, dated: 04.10.2024.
3. DTCP Approval No-235/2024.
4. Seevadi Panchayat Resolution No.121 Dated.09.12.2024 in the month of December 2024, Monday at 11.00 am, the ordinary meeting of Seevadi Panchayat members 6 was held in the Panchayat Office.
5. Block Development Officer (VP), Lathur Panchayat Union.
6. Panchayat Secretary, Seevadi Panchayat Office, Lathur Panchayat Union.

Body:

Proceeding for Lathur Panchayat Union Seevadi Panchayat President Present – S.Aranganathan.

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Lathur Panchayat Union – Seevadi Panchayat and Village - acknowledging and Approving to an extent of 7300.00Sq.m in the Land Bearing S.No.182/1A,182/2A & 183/1, Residential Plots – (35 Plots). The 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.235/ 2024 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 On site 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 Boby, Public Space area of roads are donated to the Seevadi Panchayat with the document. 6036/2024 dated: 04.10.2024 Registered at the Maduranthagam Sub Registrar Office.

1.Layout Approval Fee – Rs.169570/- Transaction ID : 6ddc4b03-63f4-4404-8a51-e12955c08090, Dated. 27/02/2025.
2.Layout Inspection Fee - Rs. 10000 /- Transaction ID: 6ddc4b03-63f4-4404-8a51-e12955c08090, Dated. 27/02/2025.
Therefore, Subject to Specific Conditions, Chengalpattu District, Lathur Panchayat Union – Seevadi Panchayat and Village - acknowledging and Approving to an extent of 7300.00Sq.m in the Land Bearing S.No.182/1A,182/2A & 183/1, Residential Plots – (35 Plots). It is herby ordered to grant Approval for the above mentioned Residential Layout. Conditions :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No. 4367/2019/TCP2, Dated. 14/08/2021 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.235/2024, 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.
3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval map.
7.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.
8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9.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. President, Seevadi Panchayat.

Copy to :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.
2.The Sub Registrar, Office of the Sub Registrar, Maduranthagam.
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), Lathur Panchayat Union.
6.Panchayat Secretary, Seevadi Panchayat Office, Lathur Panchayat Union.

7. Others. Body: Village.

Village

சான்று

செங்கம்பட்டு மாவட்டம் செய்யூர் வட்டம் இரத்தூர் பிரிவட்டம் எண். 80. சீவாடி கிராமத்திய புன்செய் புல எண்கள் - 182/1A, 182/2A1, 183/1 ஆகிய புல எண்கள் பட்டா எண் - 764ல் திரு. நடராஜன் மகன் வெங்கட்ராமன் மற்றும் 3 நபர்கள் பட்டாவில் உள்ளவாறு தாக்கலாக வருகிறது. மேற்படி புலங்கள் அனைத்தும் 1432, 1433, 1434 ஆகிய பகுதிகளில் தரம்பாக உள்ளது. மேற்படி புலங்களுக்கு அணுகு பாதையாக புன்செய் புல எண் - 182/2B என்பது அமைந்துள்ளது என சான்று அளிக்கப் படுகிறது.

அ. இளங்

31.7.2024.

கிராம நிர்வாக அலு[illegible]
கி.80, சீவாடி கி[illegible]
செய்யூர் வட்டம்



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

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



empowering your real estate decisions with smart tools

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

Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate