Layout Application - Final Approval Letter

Roc No: 2026-2027/05/06 **Date:** 5/6/26 12:56 PM

From:

Village Panchayat

Karai

To :

M/s. Majastic Promoters,
No.117, Paranthur,
Kancheepuram – 631 552.

Online Application Number: D8JB87YN

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office , Kancheepuram District - Formation of a residential Layout to, M/s. MAJASTIC PROMOTERS, D8JB87YN . through Online Dated: 20-03-2026. – Karai Village S.F.No. 603/1A, 604/2A1B, 2A1C & 2A2 – Site Extent – (7050.00 Sq.m) 1.74 Acre in Karai Village/Panchayat – Walajabad Panchayat Union, kancheepuram Taluk Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District – LAYOUT No.70/2026. Local body Final Approval issued - Regarding.

Ref :

1. District Town and country planning Office, Kancheepuram ROC No D8JB87YN/2026/TCP Dated: 20/03/2026
2. Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.C2/445/2026, Dated: 23.01.2026.
3. Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
4. M/s. MAJASTIC PROMOTERS, Document received through online Dated: 11.03.2026. (Gift deed document No.1686/2026, dt:
06.03.2026).
5. G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administrationand Water Supply, dated: 31.01.2020.

8. G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13. Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
15. Demand requested through online, Dated: 27.04.2026.
16. Payment received through online, Dated: 28.04.2026

Body:

Kanchipuram District, Walajabad Panchayat Union, Karai Village & Panchayat in the land Bearing of Survey Nos 603/1A, 604/2A1B, 2A1C & 2A2 – Site Extent – (7050.00 Sq.m) 1.74 Acre in Formation of residential layout District Town and Country Planing office kanchipuram District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District – LAYOUT No.70/2026

Gift Deed Document No: 1686/2026, dt: 06.03.2026 in the name of the Panchayat for public use and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated in the said plot map. In reference cited, above mentioned layout is located in an area other than planning planning area, the local authority shall also collected the scrutiny fees Rs. 1000/- per plots and 3% of market value of land as land use conversion charges paid through online.

The fees/charges collected from the applicant are as follows:
1)Inspection Charges /- Receipt Number Transaction ID
2)Local body Layout Approval Fees Rs 45000./- Receipt Number 2026042860191 Transaction ID 11000361269453
3)D- Catogary panchayat Layout Approval Fees Rs: 151758.00/- Receipt Number 2026042860191 Transaction ID 11000361269453
4)Land Use Conversion Charges Rs:- 240400/- Challan Number Challan Date 28-Apr-2026 Payment Date 29-Apr-2026 14:08:11

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 45 Housing plots allocated in the Layout.

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 on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers
3).The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favoure of the local body/TANGEDCO
4).As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
5).The conditions imposed in the Joint Director NOC should be followed.
6) The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.

7). Any person desiring to purchase the property must separately confirm the right of the petitioner to the before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.
8) . Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
9). If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.
10). On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession
11). The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated
12).The petitioner is informed that this order is not applicable to the building permit which is applicable only for the sale of the residential plots in the above residential plots.
13) .Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
14).The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.
15. 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 on this.
16. The owners / developers shall be allowed shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers
17. Technical Concurrence given only on the basis of the documents produced by the applicant; any interest of ownership
could not be done basis of the issue of technical concurrence. If any false or malpractices in the certificate produced by the
applicant are found leads to cancellation of Layout approval without prior intimation to the applicant.
18. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
19. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway
Department Project, and Condition patta land, the technical approval given by the Department shall be cancelled by the
Department without any prior notice.
Remarks:
a) Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12 meters in height upto Stilt +3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
b) Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft
and 2. Commercial Buildings above 2,000 Sq.ft

Copy To:

1) M/s. Majastic Promoters,
No.117, Paranthur,
Kancheepuram – 631 552.
.
2). Tahsildar concerned (TamilNilam).
Kancheepuram Taluk,
Kancheepuram District

3) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4) Registrar office,
Joint II Sub Register Officer

Kancheepuram District..

5) Joint Director / Deputy Director / Assistant Director No.33/I 95,
kotrampalayam Street,
Old Employment Office

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.05.06 12:56:21