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Layout Application - Final Approval Letter

Roc No: RC No.007/P

Date: 3/21/25 5:46 PM

From:

Village Panchayat

Panchayat Office Building, Pilayar kovil Street, Kayarambedu, Chengalpattu (Dist)

To :

Tmt. M. Punithavathi and Thiru. K. Sathishkumar
NO.729, NellikuppamSalai,
Kayarambedu – 603 202.
Ph : 8668083104

Online Application Number: 1YUEK23Q

Sir/ Madam,

Sub :

Residential Layout– - Office of Chengalpattu District / and Taluk Kattankolathur Panchayat Union – Kayarambedu Panchayat and Village - Acknowledging and Approving to an extent of 2675.00Sq.m. in the Land Bearing S.Nos.57/1B, 57/2B; 58/1B&58/2B Residential Plots – (18) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission) Roc. 1YUEK23Q/2025/TCP Dated. 14/02/2025.
2.DTCP Approval No-22/2025
3.Kayarambedu Panchayat Resolution No.07 Dated.21.03.2025
4.Block Development Officer (VP), Kattankolathur Panchayat Union
5.Panchayat Secretary, Kayarambedu Panchayat Office, Kattankolathur Panchayat Union

Body:

Proceeding for Kattankolathur Panchayat Union Kayarambedu Panchayat President

Present – JAYAGANTHI.P

Order

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning

Permission), Chengalpattu District, issued to Chengalpattu District, for Kattankolathur Panchayat Union Kayarambedu Panchayat and Village - Acknowledging and Approving to an extent of 2675.00Sq.m. in the Land Bearing S.Nos.57/1B, 57/2B; 58/1B&58/2B Residential Plots – (18). The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Kattankolathur Panchayat Union / Kayarambedu Panchayat LAYOUT APPROVAL NO.22/2025 Subject to Special conditions and Technical clearance from the Local Authority.

1.Layout Approval Fee - Rs.98910/- Transaction ID : 9bc201a0-6cc4-463a-90e4-5ec83516bcb9 Dated. 19/03/2025

2.Layout Inspection Fee - Rs.28000./- Transaction ID : 9bc201a0-6cc4-463a-90e4-5ec83516bcb9 Dated. 19/03/2025

3.3% Market land as land Conversation Charges Challan No.20250318011203 Date:18/03/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2675.00Sq.m

No. of Plots : 17Nos& Owner's use -1

Gifted over to Local Body :

Layout Road & Splay Extent : 813.00Sq.m.

Public Purpose : 13.2Sq.m (0.70%)

TANGEDCO Purpose : 10.65Sq.m (0.57 %)

Therefore, Subject to Specific Conditions, Chengalpattu District / Kattankolathur Panchayat Union – Kayarambedu Panchayat - Acknowledging and Approving to an extent of 2675.00Sq.m. in the Land Bearing S.Nos.57/1B, 57/2B; 58/1B&58/2B Residential Plots – (18). It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No.1YUEK23Q/2025/TCP Dated. 14/02/2025 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.22/ 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.

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.

To.

Tmt. M. Punithavathi and Thiru. K. Sathishkumar
NO.729, NellikuppamSalai,
Kayarambedu – 603 202.
Ph : 8668083104

Copy to :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Chengalpattu

2.The Sub Registrar, Office of the Sub Registrar, Chengalpattu Joint -2

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), Kattankolathur Panchayat Union.

6.Panchayat Secretary, Kayarambedu Panchayat, Kattankolathur Panchayat Union.

7.Others.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.03.21 17:46:40



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.

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

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