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: 002/2024-2025/P
dated 13.02.2025

Date: 2/15/25 1:20 PM

From:

Village Panchayat

Panchayat Office Building,Muthumari Amman Kovil Street, Kolathur Chengalpattu (Dist)

To :

Thiru. S. PADMAKUMAR
No.7/46, Parameswari, Chakiyancode, Neyyoor, Kalkulam, Kanniyakumari - 629 802
Ph : 9382669665
Email Id :pathu1988@gmail.com.

Online Application Number: I2E7PO03

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District / Kattankolathur Panchayat Union – Kolathur Panchayat Panchayat - Acknowledging and Approving to an extent of 5300.00Sq.m. (1.32 Acre) in the Land Bearing S.Nos.264/1, 264/2B, 264/3, 264/4B Residential Plots – (32) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1.Town and Country Planning Department Planning Permission) Roc. I2E7PO03/2024/TCP Dated. 27/12/2024.
2. The Sub Registrar, Office of the Sub Registrar Chengalpattu Gifted No - 18143 / 2024 Dated.18.12.2024
3. DTCP Approval No-302/2024
4. Kolathur Panchayat Resolution No.121 Dated.31.12.2024.
5. Block Development Officer (VP), Kattankolathur Panchayat Union
6. Panchayat Secretary, Kolathur Panchayat Office, Kattankolathur Panchayat Union.

Body:

In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Kattankolathur Panchayat Union Kolathur Panchayat - Acknowledging and Approving to an extent of 5300.00Sq.m. (1.32 Acre) in the Land Bearing S.Nos.264/1,264/2B,264/3,264/4B Residential Plots –

(32) 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 / Kolathur Panchayat LAYOUT APPROVAL NO. 302/2024 Subject to Special conditions and Technical clearance from the Local Authority.

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 Kolathur Panchayat with the document No: 18143/2024 Dated.18.12.2024 registered at the Chengalpattu Sub Registrar Office.

1. Layout Approval Fee - Rs.458100/- Transaction ID : 01ab4db9-2866-4abb-b4b4- 3bfa50579331 Dated. 11/02/2025.

2. Layout Inspection Fee - Rs.5000./- Transaction ID : 01ab4db9-2866-4abb-b4b4- 3bfa50579331 Dated. 11/02/2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 5300.00 Sq.m(1.32 Acre) No. of Plots : 32Nos

Gifted over to Local Body :

Layout Road & Splay Extent : 1284.00Sq.m. Public Purpose : 28.0Sq.m(0.68%) TANGEDCO Purpose : 26.0Sq.m(0.64 %)

Therefore, Subject to Specific Conditions, Chengalpattu District / Kattankolathur Panchayat Union – Kolathur Panchayat Panchayat - Acknowledging and Approving to an extent of 5300.00Sq.m. (1.32 Acre) in the Land Bearing S.Nos.264/1,264/2B,264/3,264/4B Residential Plots – (32). 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. I2E7PO03/2024/TCP Dated. 27/12/2024 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.302/ 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.

6. Panchayat Secretary, Kolathur Panchayat, Kattankolathur Panchayat Union.
7. Others.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.02.15 13:20:22



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