Layout Application - Final Approval Letter

Roc No: CXTZAIGS/2025/TCP

Date: 5/21/25 5:24 PM

From:

Village Panchayat

No.1/19, Sengeniyamman Kovil Street, panangattupakkam

To :

Thiru.K.Ashok,
No.18,Vellalar Street,
Panangattupakkam,
Vandalur,
Chengalpattu.

Online Application Number: CXTZAIGS

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 2406.00 Sq.m. in the Land Bearing S.Nos. 144/1G1A Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Panangattupakkam Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. CXTZAIGS) received through Single Window Portal from Thiru. K.Ashok Dated on 30.04.2025
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 26.03.2025
3. Gift deed document No. 8674/2025 dated on 15.04.2025
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.108/2025.
5. Local Body Demand Generated Dated on 13.05.2025.
6. Payment of Demand Received from Applicant respectively on 20.05.2025.
7. Panchayat Resolution No. 05/ 2025.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Panangattupakkam Village Panchayat acknowledging and Approving to an extent of 2406.00 sq.m in the land Bearing S.No. 144/1G1A Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been 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, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to thePanangattupakkam Panchayat with the document no. 2869/2015 dated: 02.03.2015 registered at the Thiruporur SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 2406.00 Sq.m. in the Land Bearing S.Nos. 144/1G1A Chengalpattu District, Valndalur Taluk, Thiruporur Panchayat Union,Panangattupakkam Panchayat and Village. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.108/2025.

Vide ref No.5 & 6 , The Applicant Paid the generated Demand as per the below detail

1. Layout Approval Fee- 162840/-
2. Layout Inspection Fee - 20000/- ;

Vide ref No.7, Assigned Village Panchayat Resolution No. 05/ 2025. Therefore Final Appoval Sanctioned by Local Body/ Panangattupakkam Village Panchayat.

Conditions:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
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. In case of any audit disallowance in respect of charges under this section, compensation shall be collected from the petitioner.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.05.21 17:24:44