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Layout Application - Final Approval Letter

Roc No: 1/2024/Layout/Kuzhip anthandalam.

Date: 11/28/24 9:04 aM

From:

The President
Village Panchayat
Kuzhipanthandalam Panchayat
Thirukkazhukundram Taluk,
Chengalpattu District

To :

M/s. JAKSS4 REALTORS LLP
Rep by its Thiru.R.Janagan
No.5/708, Amman Nagar,
Attur, Salem – 636141.
Ph :9629929933

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu Distrect — Thirukalukundram Panchayat Union — Kuzhipanthandalam Panchayat - Formation to an extent of 12750.00 Sq.m. in the Land Bearing S.Nos. .89/1, 2, 3; 90/3A1, 3A2, 3A3A, 3A3B & 3A4 - Chengalpattu District, Thirukalukundram Panchayat Union, Kuzhipanthandalam Panchayat and Village - Final approval issued — Reg

Ref :

1. Town and Country Planning Joint Director / Deputy Director / Assistant Directr Chengalpattu District.R.C.No.DZMS8SYB/2024/TCP, Dated.19.09.2024.
2. Kuzhipanthandalam Panchayat, Thirukalukundram Panchayat Union, Ordinary Council Meeting Resolution No53,date14.10.2024

Body:

In The Reference 1st Cited Above Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Thirukalukundram Panchayat Union, Kuzhipanthandalam Panchayat, and Approving to an extent of 12750.00 Sq.m. in the Land Bearing S.Nos. .89/1, 2, 3; 90/3A1, 3A2, 3A3A, 3A3B & 3A4 The Technical Clearance / Concurrence / Planning Permission is issued to the above Mentioned Layout and Technical Approval is Assigned as SWP/DTCP/Chengalpattu District Layout No.203/2024. Subject to Special conditions and Technical clearance Issued.

The Local Body Demand was Generated and Demant Fees Paid.

S.No	Discription	Amount(Rs.)
1	Layout approvel fees	1,51,945
2	Layout Inspection fees	1,500
	Total	1,53,445

In The Reference 2nd Cited Above Kuzhipanthandalam Panchayat, Thirukalukundram Panchayat union, ordinary council meeting Resolution No.53,date. 14.10.2024 passed for Final Approval The above Residential layout 67 Plots.

Conditions

1. Chengalpattu District, Joint Director / Deputy Director / Assistant Director , District Town and Country Planning Department R.C No. DZMS8SYB/2024/TCP, Dated.19.09.2024.. 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. 203/2024, 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

President
Kuzhipanthandalam Village Panchayat,
Thirukalukundram Panchayat Union

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.09.13 17:55:15



our services doesn't just end there

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

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Compliance & Special Services

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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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