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Layout Application - Final Approval Letter



Roc No: SWP/LPA/8UG8CNU
Z/2024

Date: 3/17/25 3:42 PM

From:

Village Panchayat

Panchayat Office Building, Railway Station Road, Villiyambakkam, Chengalpattu (Dist), 603101

To :

M/s. Sumeru Developers,
Thiru. Naresh Jain &Tmt. Priyanka Chopra
No.73, Mahatma Gandhi Road,
Nungambakkam, Egmore,
Chennai – 600 034.

Online Application Number: 8UG8CNUZ
Email Id :mahalakshmiipandd@gmail.com

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District - Kattankolathur Panchayat Union - VilliyambakkamPanchayat ,
Villiyambakkam Village - Acknowledging and approving to an extent of 14400.00sq.m (3.57Acre) in the
Land Bearing S.No.90/2, 105/2&106/2, No. of Plots - 102 - Technical Clearance issued by Assistand
Director Town and Country Planning Department (Planning Permission) –reg

Ref :

- 1) Application (Reference No.8UG8CNUZ) received through Single Window Portal from M/s. Sumeru Developers, Thiru. Naresh Jain &Tmt. Priyanka Chopra, Dated - 16.10.2024
- 2) Town and Country Planning Department (Planning Permission) ROC No.8UG8CNUZ/2024/TCP, Date - 13/12/2024
- 3) Related Documents

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District issued to Chengalpattu District, Kattankolathur Panchayat Union, Villiyambakkam Panchayat, Villiyambakkam Village and approving to an extent of 14400.00Sq.m (3.57Acre) in the Land Bearing S.No.90/2, 105/2 & 106/2-1 to 102 Residential Plots Layouts, The 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.286/2024 Subject to Special Conditions and Technical Clearance from the Local Authority.

2. 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 the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and On site Inspection of amenity 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 Villiyambakkam Panchayat with the document No.17491/2024 dated 06.12.2024 registered at the Chengalpattu Sub Registrar Office.

3. As per the government order in Note 13, the subdivision permit will be approved only after a fee of 3% of the market value of the residential layout plot is paid to the relevant department.

a) Layout Approval Fees - Rs.95802/- and Layout Inspection & Development Fees Rs.153000 Paid to the Single Window Portal online Date - 25/02/2025.

Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union, Villiyambakkam Panchayat, extent of 7950.00 Sq.m in the Land Bearing S.No.90/2, 105/2 & 106/2, 1 to 102 Residential Plots, it is hereby ordered to grant Approval for the above mentioned Residential Layout. Conditions :

1. Chengalpattu District, Joint Director/Deputy Director/ Assistant Director (In charge) , District Town and Country Planning Department ROC No.8UG8CNUZ/2024/TCP, Dated.13.12.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permissions is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP/LAYOUT APPROVAL NO.286/2024, 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 bounded 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 or 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.

President





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.



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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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