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: 01/2024-2025

Date: 1/28/25 10:02 AM

From:

Village Panchayat

No.3/39, Main Road, Kamarajapuram, Sembakkam

To :

Thiru. P. KESAVAN
Ilavanthangal Village,
Thaiyur,Thiruporur,
Chengalpattu – 603 103.

Online Application Number: SYWIRUFW

Sir/ Madam,

Sub :

District Town and Country Planning office Chengalpattu District- Residential Layout –Site extent of 6591.00 Sq.m. (1.628 Acre) in
the Land Bearing S.Nos.193/1B, 194/1A2, & 194/1B2, Sembakkam Panchayat and Village, Thiruporur Panchayat Union,
Thiruporur Taluk, Chengalpattu District – Technical Approval issued - Forwarded for further action - Reg.

Ref :

1 Application (Reference No.SYWIRUFW) received through Single Window Portal from Thiru. P. KESAVAN, Dated: 20.06.2024.
2 Road pattern plan approved by the District Town and country planning Office, dated: 23.11.2024.
3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Ka.No.E2/4464/2024 Dt: 22.07.2024
4 District Forest Office, Chengalpattu Division, Kancheepuram Letter C.No.D/2728/2024 Dt : 08.08.2024
5 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6 Gift deed document No.25628/2024 dated.03.12.2024 Uploaded by the Applicant Thiru. P. KESAVAN , Dt: 10.01.2025.
7 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
8 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

9 G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019,G.O.16 Department of Municipal
Administration
and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
Ref :
13 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
15 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
16 Demand raised for payment of Centage, display board charges, Development Charges and Sub-division charges respectively
dated on
10.01.2025 & OSR-Guideline Value Charges Dated : 23.11.2024
17 Payment of Centage, Display board charges, Development Charges and Sub-division charges & OSR-Guideline Value
Charges received
from the applicant respectively on Dt : 10.01.2025 & Scrutiny fee Charges Dt: 20.06.2024
18 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

6591 Sq.Mtr.
Local Body Demand Generated dated on 24/01/2025, The Demand Fees also Paid Rs. 150224/- (Online
Payment)
Assigned Village Resolution No. 132/2024, Therefore Final Approval issued by Local Body / Sembakkam Village
Panchayat.

The online application received for the issuance of Technical approval for the residential layout vide under reference 1st cited
above. The
application was processed and letter issued directing applicant to handover the land earmarked for road, park, Public purpose of
local body
and TANGEDCO to the appropriate authority vide reference
2nd cited above.
On receiving the gift deed soft copy vide reference 6th cited above and On receipt of payment of charges such as Centage
charges, Display
board charges, Sub-division charges, OSR Charges and Development Charges vide reference 17th cited above, the technical
Approval is
assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.06/2025.
The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift
deed of
4th cited above to the concerned local body.
The Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the
respective
Acts.
2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval
issued shall be forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration

department
and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their
records.
4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the
applicant
to pay the requisite charges for making mutation in the TamilNilam / Collabland website.
5. As per the G.O in the reference 8th cited the layout proposed in Non Planning Area, the final Approval shall be given by the
local
authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change
fees as per
rule 9 should be collected before issue of final Approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.01.28 10:02:47



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