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Layout Application - Final Approval Letter

Roc No: 002/2025/P

Date: 4/1/25 1:27 PM

From:

Village Panchayat

Panchayat Office Building,Old School Street, Perumattunallur, Chengalpattu (Dist)

To :

Thiru. VENKATARAJ M/s.VVR SOUTH INDIA PROPERTIES LLP
No.45/32 6th Street, 3RD AVENUE,
ANNA NAGAR, Chinnakudal, Aminjikarai,
Chennai – 600 102.
Ph : 9176900060

Online Application Number: KR379J9N

Sir/ Madam,

Sub :

Residential Layout - Formation of residential layout in Chengalpattu District, Vandalur Taluk, Kattankulathur Panchayat Union, Perumattunallur Panchayat, Pandur Village in the Land Bearing S.No. 119/1001B to an extent of 7975.00 sq.m (1.97 Acre) –Residential Plots – (52) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission) Roc. KR379J9N/2024/TCP Dated. 26/12/2024.
2.The Sub Registrar, Office of the Sub Registrar Chengalpattu Gifted No - 27422/2024 Dated: 21.12.2024
3.DTCP Approval No-300/2024
4.Perumattunallur Panchayat Resolution No.80 Date/28.02.2025
5.Block Development Officer (BP), Kattankolathur Panchayat Union
6.Panchayat Secretary, Perumattunallur Panchayat Office, Kattankolathur Panchayat Union

Body:

Order

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Kattankolathur Panchayat Union Perumattunallur Panchayat, and Approving to an extent of S.No. 119/1001B to an extent of 7975.00 sq.m (1.97 Acre) –Residential Plots – (52). 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 / Perumattunallur Panchayat LAYOUT APPROVAL NO. 300/2024 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 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 Perumattunallur Panchayat with the document No: 27422/2024 Dated: 21.12.2024 registered at the Chengalpattu Sub Registrar Office.

1.Layout Approval Fee - Rs.307925/- Transaction ID : 738be67e-22b1-4bad-8833-5c1df20e50b9 Dated. 24/03/2025.

2.Layout Inspection Fee - Rs.121770./- Transaction ID : 738be67e-22b1-4bad-8833-5c1df20e50b9 Dated. 24/03/2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 7975.00 Sq.m (1.97 Acre)

No. of Plots : 52 Nos.

Gifted over to Local Body :

Layout Road & Splay Extent : 2183.70 Sq.m.

Public Purpose : 35.50 Sq.m (0.61%)

TANGEDCO Purpose : 34.40 Sq.m (0.59 %)

Therefore, Subject to Specific Conditions, Chengalpattu District / Kattankolathur Panchayat Union – Perumattunallur Panchayat Panchayat - Acknowledging and Approving to an extent of S.No. 119/1001B to an extent of 7975.00 sq.m (1.97 Acre) –Residential Plots – (52) 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. KR379J9N/2024/TCP Dated. 26/12/2024 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.300/ 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 the recognition of land layout approval and Planning Permission.

8.The Applicant shall bear sole responsibility for civil suits arising out of 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.

To.

Thiru. VENKATARAJ M/s.VVR SOUTH INDIA PROPERTIES LLP
No.45/32 6th Street, 3RD AVENUE,
ANNA NAGAR, Chinnakudal, Aminjikarai,
Chennai – 600 102.
Ph : 9176900060

Copy to :

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and

Country Planning Department, Chengalpattu
2.The Sub Registrar, Office of the Sub Registrar, Chengalpattu Joint -2
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5.Block Development Officer (BP), Kattankolathur Panchayat Union.
6.Panchayat Secretary, Perumattunallur Panchayat, Kattankolathur Panchayat Union.
7.Others.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.01 13:27:56



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.

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NRI & Investment 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

Verified RealEstate™

We're honored to be part of your real estate journey

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