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Layout Application - Final Approval Letter

Roc No: 8PW51C61/2025/TCP

Date: 4/3/25 11:19 AM

From:

Village Panchayat

No.1/19, Sengeniyamman Kovil Street, panangattupakkam

To :

Thiru.M.Harikrishnan & Thiru. D.Selvaraj
No.11,Saranga Avenue,
Old Perungalathur,
Perungalathur,Tambaram,
Chennai - 600 063.

Online Application Number: 8PW51C6I

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 9059.00 Sq.m.(2.25 Acre) in the Land Bearing S.Nos.142/4A1,142/5A1,142/5A2,142/5A3 & 142/5A4 - Chengalpattu District,VandalurTaluk, Thiruporur Panchayat Union, Panangattupakkam Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. 8PW51C6I) received through Single Window Portal from Thiru.M.Harikrishnan & Thiru. D.Selvaraj Dated on14.03.2025
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 27.02.2025
3. Gift deed document No.4913/2025 dated on 04.03.2025
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.47/2025.
5. Local Body Demand Generated Dated on 22.03.2025.
6. Payment of Demand Received from Applicant respectively on 02.04.2025.
7. Panchayat Resolution No. 54/ 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 9059.00 Sq.m.(2.25 Acre) in the land Bearing S.No.142/4A1,142/5A1,142/5A2,142/5A3 & 142/5A4 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 the Panangattupakkam Panchayat with the document no.4913/2025 dated: 03.03.2025 registered at the Thirupporur SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 9059.00 Sq.m.(2.25 Acre) in the Land Bearing S.Nos.142/4A1,142/5A1,142/5A2,142/5A3 & 142/5A4 - Chengalpattu District, ValndalurTaluk, 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.47/2025.

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

1. Layout Approval Fee- 357705/-
2. Layout Inspection Fee - 70000/- ;

Assignede ref No.7, Assigned Village Panchayat Resolution No. 54/ 2025,Therefore Final AppovalSanctioned by Local Body/ Panangattupakkam Village Panchayat.

Conditions:

1. The Urban Department has not legallyconfirmed the land ownership of the applicant by granting technical Clearanceand planning permission. Before granting Technical Permission and planningpermission. 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

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.03 11:19:28



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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

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