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Layout Application - Final Approval Letter

Roc No: 01/23.04.2025 Date: 4/23/25 6:02 PM

From:

Village Panchayat

No.3/482, 8th Street, Rajeswari Nagar, Sathankuppam, Kelambakkam

To :

M/s. Adityaram Properties Private Limited.,
No.50, East Coast Road,
Panaiyur, Adityaram Nagar,
Sholinganallur, Chennai-600119.

Online Application Number: FU1JSH99

Sir/ Madam,

Sub :

Layout E-Sign

Ref :

Layout File

Body:

Roc.01/23.04.2025
To
M/s. Adityaram Properties Private Limited.,
No.50, East Coast Road,
Panaiyur, Adityaram Nagar,
Sholinganallur, Chennai-600119.

Subject
Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union - Kelambakkam Village Panchayat - acknowledging and Approving to an extent of 14.99 Acres (60667.60sq.m) in the land Bearing S.No. 270/4, 270/5, 270/6, 270/7, 270/8, 271/4, 271/5,

277/5B, 280/2, 280/3, 280/4, 280/5A, 280/5B2, 280/5C2, 280/5D2, 281/1B, 281/3, 281/4, 282/2, 282/3, 282/4, 282/5, 282/6, 282/7, 282/8, 282/9, 282/10, 282/11, 283/1A, 283/1B, 284/11A1A1AA1pt, 284/11B1APt, 284/11A2 Residentaial Plots Planning Permission – Reg

Reference

1. M/s. Adityaram Properties Private Limited, dated.04.03.2025, 03.04.2025 and 12.04.2025.
2.Town and Country Planning Department Roc. FU1JSH99/2025/TCP/2025/TCP Date : 19/04/2025
3. Kelambakkam Panchayat Resoluation No.01/23.04.2025
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

Body of the Letter

in the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Kelambakkam Village Panchayat acknowledging and Approving to an extent of 14.99 Acres (60667.60sq.m) in the land Bearing S.No. 270/4, 270/5, 270/6, 270/7, 270/8, 271/4, 271/5, 277/5B, 280/2, 280/3, 280/4, 280/5A, 280/5B2, 280/5C2, 280/5D2, 281/1B, 281/3, 281/4, 282/2, 282/3, 282/4, 282/5, 282/6, 282/7, 282/8, 282/9, 282/10, 282/11, 283/1A, 283/1B, 284/11A1A1AA1pt, 284/11B1APt, 284/11A2 Residential Plots Planning Permission

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 on site 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 Kelambakkam Panchayat

1.Layout Approval Fee- 3264845/- Transaction ID : 231ecfcb-9262-404c-a919-f98d3ea13fe4
2. Layout Inspection Fee - 268000/- Transaction ID : 231ecfcb-9262-404c-a919-f98d3ea13fe4

Conditions:

1.Chengalpattu District, Joint Director/Deputy Director/Assistant Director(Incharge), District Town and country Planning Department ROC No. FU1JSH99/2025/TCP/2025/TCP , and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. 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 o f this layout approval map.
7.The applicant Shall be bound by any changes of orders issued by the Goverment 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.

President Kelambakkam Panchayat.

To

M/s. Adityaram Properties Private Limited.,
No.50, East Coast Road,
Panaiyur, Adityaram Nagar,
Sholinganallur, Chennai-600119.

Copy to:

1.Chengalpattu District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Chengalpattu-603001.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.23 18:02:26



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

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

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