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3/350/2 Mettukuppam,
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Layout Application - Final Approval Letter

Roc No: 2/2024-2025

Date: 11/15/24 12:56 PM

From:

Village Panchayat

Perumal Koil Street,Pandikavanoor,Chennai-600067

To :

M/S.Sun Associates,
No.71, Kalpaga Nagar,
Main Road, Padiyanallur,
Chennai- 600 052.

Online Application Number: AEDE47F8

Sir/ Madam,

Sub :

Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur district, Ponneri taluk, Bandhikavanoor
Village/Panchayat - S.F.No's. 299/1A3,2C; - 5720 Sq.m. (1.41 Acre) extent - Technical clearance issued - forwarded for further
action - Reg.

Ref :

1.Applicant layout proposal received from M/S.Sun Associates through online vide reference No: AEDE47F8. Received
Date:24.10.2024.
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:04.11.2024
3.Joint Director, Agriculture Department, Tiruvallur District letter Roc. No. Maathi1/LP7FKYX4/2024, dated. 26.04.2024. (Dry land
NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicant M/S.Sun Associates Thiru.V.Pradhap, Gift deed document no:6290/2024 dated: No.1975/2024, dated:08.11.2024.
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal

Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated:12.11.2024 (requiring payment of Centage Fee, Display Board Fee).
15.Applicant Paid on Dated: 12.11.2024 (Payment of Centage Fee, Display Board Fee)
16.Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).
17.Demand requested through online,Dated:15-11-2024
18.payment recived through online ,Dated :15-11-2024

Body:

LAYOUT APPROVAL IS ISSUED

Village



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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