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Layout Application - Final Approval Letter



Roc No: 86/2025-2026

Date: 6/4/25 4:20 PM

From:

Village Panchayat

Panchayat President,
Panchayat President,
Panchayat Office Building,
Pondur Panchayat,
Kanchipuram District.

To :

Mr N Selvapraksh and D Gopi

Online Application Number:

NNHMJCYV

Sir/ Madam,

Sub :

Sub: Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 1850.00 sqm in the Land Bearing of S.No. 510/5A5 – Pondur 'B' Village - Pondur Panchayat - Sriperumbudur Panchayat Union/ Taluk - Kancheepuram District – Residential Layout Technical Concurrence Approval issued - Regarding.

Ref :

Ref:

1 Online Application No. NNHMJCYV, Thiru. Mr N Selvapraksh and D Gopi, through online Dated: 05.09.2024.

2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.23.12.2024.

3 Joint Director (i/c), Agriculture Department, Kancheepuram NOC Letter Mu.Mu.No.8457/2024/C2, Dated: 26.11.2024.

4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.

5 Thiru. Mr N Selvapraksh and D Gopi, document received through online Dated: 22.04.2025. (Gift deed document No.4533/2025, Dt:15.04.2025).

6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.

7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply,

dated: 31.01.2020.

9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.

11 G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).

12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.

14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.

15 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.

16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

17 Demand requested through online, Dated: 23.04.2025

18 Payment received through online, Dated: 05.09.2024, 22.04.2025, 26.04.2025 & 28.04.2025.

19 3% Land use conversion charges Rs. 2,38,960 paid E-challan no - 20250517001322 on 17.05.2025

20 Local body Demand generated on 04.06.2025

21 Payment Received on 04.06.2025

Body:

From :

The President,
Pondur 'B' Village,
Pondur Panchayat
Sriperumbudur Panchayat Union/Taluk,

To:

Mr N Selvapraksh and D Gopi,
No.1/39, sevvali poo street, Pondur village,
Pondur, Sriperumbudur, Kancheepuram, 602105,
Ph.No: 9710671687,

Order:

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 1850.00 sqm in the Land Bearing of S.No. 510/5A5 – Pondur 'B' Village - Pondur Panchayat - Sriperumbudur Panchayat Union/ Taluk - Kancheepuram District Residential Layout Technical Concurrence Approval issued....

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide.

Copy To:

1. Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk,
Kancheepuram District.

2. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

3. Sub Registrar,
Sriperumpudur Sub Register Officer,
Kancheepuram District-602105

4. Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street, Old Employment Office

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.



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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



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

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