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Layout Application - Final Approval Letter

Roc No: 01/2024-25 Date: 2/7/25 6:04 PM

From:

Village Panchayat

Vayalur Panchayat & Village, Padasalai Street, Vayalur Post, Thirukkazhukundram Taluk, Chengalpattu District

To :

1.Mr. Syed Yousuf Kathiravan and Surya,
No.11, Amman Koil Street, Kundrathur,
Sriperumbudur, Kancheepuram-600069
Ph : 8056201120
Email Id : kaconsulting193@gmail.com

Online Application Number: 7Q3L2995

Sir/ Madam,

Sub :

Chengalpattu District-Thirukazhukundram Panchayat Union-Vayalur Panchayat-Land Approval - Regarding

Ref :

1. Application (Reference No. 7Q3L2995) received through Single Window Portal, from Mr.Syed Yousuf Kathiravan and Surya,
dated.19.11.2024.
2. Road pattern plan approved by the District Town and country planning Office, dated:24.12.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.149/2025, Dated.09.01.2025 Uploaded by the Applicant Mr.Syed Yousuf Kathiravan and Surya,
dated.21.01.2025.
5. G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.
6. G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.
7. G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Resolution Number.242/21.01.2025

Body:

Order
Acts of the Assistant Director Of Town And Country Planning Chengalpattu ROC No. 7Q3L2995/2025/TCP Dated. As on 23.01.2025 Total Plots 01 to 68 in Survey Nos. S.Nos.58/6B2,58/8B of Vayalur Panchayat & Village in Chengalpattu District Thirukkalukunram Panchayat Union Vayalur Panchayat– A . In-Principle Plot Approval has been granted for the residential plot located at the site bearing M.V./P.U.T.E.(Sm) No.09/2025 and subject to conditions.
The Chairman has surveyed the above plot division and submitted a report on 31.12.2025 accepting it Chengalpattu District Thirukkalukunram Panchayat Union Mullikulathur Panchayat &Village Survey Nos. S.Nos.58/6B2,58/8B - Total Plots 01 Area of first 68 plot is 9314 sq.mtrs Area permission fee total Rs.266872/- (Rupees Two Lakh Sixty Six Thousand Eight Hundred and Seventy Tow only) paid to Vayalur Panchayat on 31.01.2025. Based on this, Executive Officer / Panchayat President is numbered 01/2024-2025 to give approval for residential plot division and plot division approval is given with the following conditions.

CONDITIONS

1)Plots and Multiplication approved map Office of the Deputy Director of Urban Planning should be demarcated by boundaries All streets within the plot should be paved with gravel stones to the level and width as determined by the petitioner administrative authorities.In addition, the petitioner should provide the facilities such as proper bridges, sewers, drains, street lighting, etc. The petitioner should not make any changes in the size of the plot or changes in the areas of limited common use.
2) Corners of plots situated on street corner should be set with turn as per approved plan.
3) Any plot left in the approved map shall be used only for the construction of residential houses except plots selected for public purposes and shall not be used for the construction of buildings for personal use such as warehouses and non-residential premises.
4) No plot shall be altered or subdivided for a different use so as to alter the approved dimensions or layout.
5) Street lights as shown on the approved map shall not be less than 10 feet from the building limit No building or wall shall be erected on the street within the building limit within the plot.
6) Building should not be constructed more than 50 percent of the plot area.
7)Urban Development Department Legal Technical Approval (a) Granting of project approval does not confirm the ownership of the land on the applicant Technical approval of the documents submitted with the application of the applicant before granting the project approval Purchase deed Lease deed Patta Donation deed Public proof deed etc.
8) Panchayat Department is not an appropriate body to decide that any person/applicant who wants to purchase the property must separately assert his right over the property and if any other individual claims over it they can settle it before a court of competent jurisdiction.
9) Landslides should be leveled as much as necessary for laying the pavements and no ditches should be made by digging soil from the land.
10) The owners of the land should enter into an agreement in writing with the concerned panchayat union officer that the above mentioned house construction sites will be included in the sale deeds to control the seller and buyer of the plots.
11) In case of any situation where the in-principle approval for land license is affected, the in-principle approval for this division will be canceled without any prior notice.
12) Plot plan for which technical approval is to be given should be drawn on a concrete slab not less than 6 feet by 4 feet at the relevant place for public viewing.
13)Approved plot division map is attached herewith

Village



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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