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Layout Application - Final Approval Letter

Roc No: 02/2025/Layout/Avrime du.

Date: 1/8/25 2:21 PM

From:

Village Panchayat

Panchayat Office Building, Kanchipuram High Road, Thimmavaram, Chengalpattu (Dist)

To :

Thiru. V. KALIMUTHU
No.86, Bakkiyalakshmi Nagar,
Thiruvallur Street,
Kancheepuram – 631 501.

Online Application Number: UVK65J55

Sir/ Madam,

Sub :

Residential Layout –Site extent of 1800.00 Sq.m. in the Land Bearing S.No.366/2, Thimmavaram Panchayat, Natham 'A' Village, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District – Technical Approval issued - Forwarded for further action - Reg.

Ref :

1.Town and Country Planning Joint Director / Deputy Director / Assistant Director Chengalpattu District. UVK65J55/2024/TCP
/2024/TCP, Dated.16/12/2024
2.The Sub Registrar, Office of the Sub Registrar, Chengalpattu
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Kattankulathur
4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5.Block Development Officer (BP), Kattankulathur Panchayat Union.
6.Panchayat Secretary, Thimmavaram Panchayat Office, Kattankulathur Panchayat Union.
7.Resolution : Resolution No.02 - 08.01.2025 is granted unanimously
8. Others.

Body:

In The Reference 1st Cited Above Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Kattankulathur Panchayat Union, Thimmavaram Panchayat, and Approving to an extent of 1800.00 Sq.m. in the Land Bearing S.No.366/2 The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned Layout and Technical Approval is Assigned as SWP/DTCP/Chengalpattu District Layout No.287/2024. Subject to Special conditions and Technical clearance Issued.
The Local Body Demand was Generated and Demand Fees Paid.
Body:
S.No Description Amount(Rs.)
1 Layout approval fees : 49,574
2 Layout Inspection fees: 3,500
Total 53,074
In The Reference 2nd Cited Above Thimmavaram Panchayat, Kattankulathur Panchayat union, ordinary council meeting Resolution No.02,date. 08.01.2025 passed for Final Approval The above Residential layout 14 Plots with condition.

Conditions
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department R.C No. UVK65J55/2024/TCP
/2024/TCP, Dated.16/12/2024.and
Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 287/2024, 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 of this layout approval map.
7.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.01.08 14:21:17



our services doesn't just end there

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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

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