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Layout Application - Final Approval Letter

Roc No: 2/2024-2025 Date: 2/1/25 11:10 AM

From:

Village Panchayat

Panchayat President,
Panchayat Office Building,
chennai National High way , sendhamangalam Post ,
Selvazhimangalam village Panchayat,
Kanchipuram District.

To :

Mr. Mothish Kumar Koteeswaran, Mrs. Indiranai and Others
Villa Fortune New No.1, Old No.31B,
Gill Nagar, 1st Street Extn,
Choolaimedu,
Chennai – 600 094. Ph. No: 9894665525.
E-mail ID: karthikeyan665525@gmail.com

Online Application Number: URRESOOY

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to, – Selvazhimangalam village, Sf S.No. 39/7,44/7B,44/8B – Jambodai Village– Selvazhimangalam – Site Extent – (13850.00 Sqm) – Selvazhimangalam Jambodai Village – Selvazhimangalam / Panchayat, Sriperumbudur Taluk and Panchayat Union, Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. . 04/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: URRESOOY/2025/TCP Dated: 23/01/2025

Body:

Kanchipuram District, Sriperumbudur Panchayat Union, Jambodai Village – Selvazhimangalam Panchayat in the land Bearing of Survey Nos 39/7,44/7B,44/8B , Site Extent – (13850 sq.m) 13850 Sqr mtr Formation of residential layout District Town and Country Planing office kanchipuram District. Technical Approval is issued to the above mentioned layout and the

number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 04/2025.

Gift Deed Document No: 38/2025, dt:03.01.2025 in the name of the Panchayat for public use and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated in the said plot map. In reference cited, above mentioned layout is located in an area other than planning planning area, the local authority shall also collected the scrutiny fees Rs. 1000/- per plots and 3% of market value of land as land use conversion charges paid through online.

The fees/charges collected from the applicant are as follows:

1) (Scrutiny fee+Inspection fee) (70000+10000=80000) (a6c5f0f1-8edc-485c-ad0f-e6e9044f0020)

2) Local body Layout Approval Fees including D - Catogary panchayat Layout Approval Fees Rs 298134/- Date –31-01-25 Transaction ID (a6c5f0f1-8edc-485c-ad0f-e6e9044f0020)

3) Land use conversion charges Rs. 287280/- Chalan NO: 20250131015792 Date 31-01-2025

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 70 Housing plots allocated in the Layout.

Copy to

1. Mr. Mothish Kumar Koteeswaran, Mrs. Indiranai and Others
Villa Fortune New No.1, Old No.31B,
Gill Nagar, 1st Street Extn,
Choolaimedu,
Chennai – 600 094. Ph. No: 9894665525.
E-mail ID: karthikeyan665525@gmail.com.

2). Tahsildar concerned (TamilNilam).
Sriperumbudur Taluk Office,
Kancheepuram District.

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

4 Sub Registrar,
Sriperumbudur Sub Register Officer,

Signature valid Village

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.02.01 11:10:35



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

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

NRI & Investment Services

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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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