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Layout Application - Final Approval Letter

Roc No: 475/2024-2025 Date: 3/21/25 5:59 PM

From:

Village Panchayat

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

To :

JOTHI AND 4OTHERS
No. 26, Amman Kovil Street,
Guruvarajapet, Arakkonam Taluk,
Ranipet Dist – 631 101.
Mobile Number: 9080383832
Email Id : s.d.planners@gmail.com

Online Application Number: GUV9KPJF

Sir/ Madam,

Sub :

Residential Layout - Localbody Office, Pondur village Panchayat , Kancheepuram District - Formation of a residential layout to an
extent of 7700.00 sqm in the Land Bearing of S.Nos: 75/1A, 75/1B, 75/2A– Pondur 'B' Village – Pondur Panchayat -
Sriperumbudur Panchayat Union - Sriperumbudur Taluk -Kancheepuram District – Technical Approval issued - Regarding.

Ref :

1 Online Application No: GUV9KPJF, JOTHI AND 4 OTHERS, through online Dated: 12.12.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.05.02.2025.
3 Joint Director, Agriculture Department, Kancheepuram NOC Letter No. C2. GUV9KPJF /2024, Dated: 24.12.2024.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 JOTHI AND 4 OTHERS, Document received through online Dated: 10.02.2025. (Gift deed document No.1300/2025, dt:
07.02.2025).
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 DTCP Demand requested through online, Dated: 12.02.2025.
18 DTCP Payment received through online, Dated. 12.12.2024, 14.02.2025, 10.02.2025.
19 3% Land use conversion charges Rs.316800 paid E-challan no - 20250321028626 on 21.03.2025
20 Local body Demand generated on 21.03.2025
21 Payment Recevied on 21.03.2025

Body:

Residential Layout - Localbody Office, Pondur village Panchayat , Kancheepuram District - Formation of a residential layout to an
extent of 7700.00 sqm in the Land Bearing of S.Nos: 75/1A, 75/1B, 75/2A– Pondur ‘B’ Village – Pondur Panchayat -
Sriperumbudur Panchayat Union - Sriperumbudur Taluk -Kancheepuram District – Technical 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 on this.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.03.21 17:59:57



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

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