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Layout Application - Final Approval Letter

Roc No: 08/2025-26
(RDVP223990)

Date: 5/7/25 9:38 AM

From:

Village Panchayat

Panchayat office Building, Thenpakkam Village Acharapakkam Post, Cheyyur Taluk, Chengalpattu District

To :

Thiru. R.P. NARENDIRAN
No.9/1, Kambar Street,
Muthulakshmi Nagar,
Chitlapakkam, Tambaram,
Chennai – 600 064.
Ph:96298 83333

Online Application Number: P7IDPKHT

Sir/ Madam,

Sub :

The President, Thenpakkam Panchayat Office, Thenpakkam Village, Chengalpattu District - Residential Layout – Formation of Residential layout in Chengalpattu District, Cheyyur Taluk, Chithamur Panchayat Union, Thenpakkam Village and Panchayat in the Land Bearing Survey No. 290A/3A1B to an extent of 4457.00 sq.m – Layout Final Approval issued - Forwarded for further action - Reg.

Ref :

1. Application (Reference No. P7IDPKHT) received through Single Window Portal from Thiru. R. P.NARENDIRAN, Dt:19.11.2024.

2. G.O.(Ms.) No.180, Rural Development And Panchayat Raj (PR-II (2)) Department Date: 05.12.2024
3. G.O.(MS.) No. 119, Rural Development and Panchayat Raj (PR.2) Department Date :16.07.2024.
4. G.O.(MS.) No.133, Housing and Urbon Development Department Date 19.07.2024.
5. From the rural Development and Panchayat Raj Department Letter No.4870/2024/PRI-2.2 Date:14.10.2024
6. Layout Technical Approval issued By Joint Director / Deputy Director / Assistant Director District Town and country planning Office Chengalpattu ROC No: P7IDPKHT-2024/2025/TCP Date : 22/03/2025.
7. Department of Agriculture and Farmers Welfare, Joint Director of Chengalpattu District NOC Letter Mu.Mu. Ka.No.E2/8702/2024 Dt: 29.11.2024.

8. Road pattern plan approved by the District Town and country planning Office, dated: 04.12.2024.
9. Gift deed document No.6741/2024 dated: 09.12.2024 Uploaded by the Applicant Thiru. R. P. NARENDIRAN
Dt: 21.03.2025

10. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
11. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. 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 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
14. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
15. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
16. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
17. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
18. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024.
19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.
20. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
21. Panchayat Demand Fees raised and Demand fees received from the applicant respectively on Dt: 30/04/2025.
22. The President, Thenpakkam Gram Panchayat Office, Resolution No:08 Dated:06.05.2025.

Body:

ORDER:-

The online application received for the issuance of Layout Technical approval for the Residential Layout Approval vide under reference 6th cited above. The reference 10th cited above the Layout development Work Completed, And The reference 22nd cited above the Joint Director / Deputy Director / Assistant Director, District Town and country planning Office Chengalpattu technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.57/2025 is approved. The approved Residential Layout Final plan is enclosed herewith for taking further action in the regard.

The fees/charges collected from the applicant are as follows:
1.Panchayat Demand Fees (vide under reference 21st cited above): Rs. 84948.00
Transaction ID : 6b7fcb1a-531a-4ebe-8146-0aa47e83ae0b Date : 30/04/2025.

2. land use change fees (vide under reference 12th cited above) : Rs. 6000.00
Challan Number : 20250506007656 And Bank ref No. IP251263944088 Date:06.05.2025.

Copy to :-
1. Tahsildar concerned (TamilNilam).
Cheyyur Taluk Office,
Chengalpattu District.

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

3. Sub Registrar,
Acharapakkam Registrar Office,
Chengalpattu District.

4. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

5.Block Development Officer
Chithamur Block Development Office.
Chithamur – 603313.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.05.07 09:38:43



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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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