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Layout Application - Final Approval Letter

Roc No: 6ZO2NB3X/2025/TCP

Date: 6/14/25 10:47 AM

From:

Village Panchayat

No.180, Bajanai Kovil Street, Melakottaiyur

To :

Thiru. G. Dineshkumar
Plot No.25, Vadivel Nagar Main Road,
Nanmangalam, Tambaram, Chennai - 600129

Online Application Number: 6ZO2NB3X

Sir/ Madam,

Sub :

Residential Layout – Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Melakottaiyur Panchayat and Village - S.No.12/2A residential layout on 2000 sq.m of Thiru. G. Dineshkumar - Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) ROC No. 6ZO2NB3X/2025/TCP Date : 06/06/2025
2. Gift Deed No. 7035/2025 dated.05.05.2025
3. Melakottaiyur Panchayat Resolution No.39 dated on 12.06.2025.

Body:

As per ref 1&2-cited, Chengalpattu District, Thiruporur panchayat union, Melakottaiyur Village Thiru. G. Dineshkumar, Survey No.12/2A, bearing in 2000 square meters land area for residential layout Planning permission according to the Gift Deed No. 7035/2025, Road area-589 sq.m., Common area-10.10 sq.m, TNEB-10.80 sq.m Total area 610.90 Sqm, has been handed over to the local Body.

As Per Ref 1 & 3-cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. 6ZO2NB3X/2025/TCP Date : 06/06/2025 - has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the

fees are collected the fee details follow.

Collected Fees Details

3% Government guideline value (15000000 Per acre)	154294	Challan No. 20250613012138 dated 13.06.2025
Scrutiny Fees per Plot Rs.1000 (15 Plots)	15000	SNA Account Through to Online Mode.
Inspection Charges Rs.7 Per Sq.ft(21526 Sq.ft)	15082	SNA Account Through to Online Mode.

Above mentioned the fees are collected from Thiru.G.Dineshkumar, and the Ref- 1 dated 06.06.2025 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.123/2025, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey No.12/2A documents are submitted and approval is given, if any false document is

Village



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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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