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Layout Application - Final Approval Letter

Roc No: 001/2025/P

Date: 6/9/25 11:57 AM

From:

Village Panchayat

Perumal Koil Street, Vaipoor Village Mathur Post 602105

To :

1.M/S Fairland Homes And Jain Realtors,
No. 24, Velachery Inner Ring Road,
Velachery, Chennai – 600 042.
Mobile Number: 9094207911
Email Id - shreesaradhaplanner@gmail.c

Online Application Number: 74SNZWLO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 19850.0 Sq.m in the Land Bearing of S.Nos: 24/6,7, 27/1A1,1A2,1B,2,3B, 4, 35, 36/1, 37, 39/1, 2 and 39/3– Kavalkazhani Village, Vaipoor Panchayat - Kundrathur Panchayat Union / Taluk, Kancheepuram District – Technical Approval issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1.Town and Country Planning Department Planning Permission) Roc. 74SNZWLO/2025/TCP Dated. 04/06/2025.
2.DTCP Approval No-83/2025
3.Block Development Officer (VP), Kundrathur Panchayat Union
4.Panchayat Secretary, Vaipoor Panchayat Office, Kundrathur Panchayat Union.

Body:

Order
1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), issued to Kancheepuram District - Formation of a residential layout to an extent of 19850.0 Sq.m in the Land Bearing of S.Nos: 24/6, 7, 27/1A1, 1A2, 1B, 2, 3B, 4, 35, 36/1, 37, 39/1, 2 and 39/3– Kavalkazhani Village, Vaipoor Panchayat - Kundrathur Panchayat Union /

Taluk, Kancheepuram District –Residential Plots – (102) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Kundrathur Panchayat Union / Vaipoor Panchayat LAYOUT APPROVAL NO.83/2025 Subject to Special conditions and Technical clearance from the Local Authority.

1.Layout Approval Fee - Rs.801930/- Transaction ID :11000280582102 - Dated.07/06/2025

2.Layout Inspection Fee - Rs.5000./- Transaction ID : 11000280582102 - Dated. 07/06/2025

Therefore, Subject to Specific Conditions, Kancheepuram District - Formation of a residential layout to an extent of 19850.0 Sq.m in the Land Bearing of S.Nos: 24/6, 7, 27/1A1, 1A2, 1B, 2, 3B, 4, 35, 36/1, 37, 39/1, 2 and 39/3– Kavalkazhani Village, Vaipoor Panchayat - Kundrathur Panchayat Union / Taluk, Kancheepuram District –Residential Plots – (102). It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No.74SNZWLO/2025/TCP Dated.04/06/2025 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.83/ 2025, 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.

8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

To.

1.M/S Fairland Homes And Jain Realtors,
No. 24, Velachery Inner Ring Road,
Velachery, Chennai – 600 042.
Mobile Number: 9094207911
Email Id - shreesaradhaplanner@gmail.c

Copy to :

1.Kanchipuram District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Kanchipuram

2.Sub Registrar, Sunguvarchattram Sub Register Officer, Kancheepuram District,

3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Kanchipuram.

4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Kanchipuram.

5.Block Development Officer (VP), Kundrathur Panchayat Union.

6.Panchayat Secretary, Vaipoor Panchayat, Kundrathur Panchayat Union.

Others.

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.06.09 11:57:14

Village



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.



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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