

RE

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Layout Application - Final Approval Letter



Roc No: 7GL9GXT1/05/02/202
6/2026/TCP

Date: 2/7/26 4:49 PM

From:

Village Panchayat

No.8/83, Gangaiyamman Kovil Street, Polacherry, Ponmar

To :

Prakash Kochar and Kala Kochar,
No.27/7 Dr Alagappan Road,
Purasawakkam,
Chennai - 600 084.

Online Application Number:

7GL9GXT1

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 6240.00 Sq.m.in the Land Bearing S.Nos. 355/1,355/2,355/3; 374/2A1 & 374/2B1 Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Ponmar Panchayat and Village – Final Layout Approval Sanction - Reg

Ref :

1. Application (Reference No. 7GL9GXT1) received through Single Window Portal from Prakash Kochar and Kala Kochar Dated on 26.11.2025.
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 30.12.2025.
3. Gift deed document No. 1473/2026 dated on 07.02.2026
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.49/2026.
5. Local Body Demand Generated Dated on 07.02.2026.
6. Payment of Demand Received from Applicant respectively on 07.02.2026.
7. Panchayat Resolution No. 142/ 2026.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Ponmar Village Panchayat acknowledging and Approving to an extent of 6240.00 sq.m in the land Bearing S.No. 355/1,355/2,355/3; 374/2A1 & 374/2B1 Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been Scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential Approval. The Applicant has laid Roads as indicated on the map and other amenities like storm water Drains. Water supply Facilities, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Ponmar Panchayat with the document no. 17353/2014 dated: 24.12.2014 registered at the Guduvanchery SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 6240.00 Sq.m. in the Land Bearing S.Nos. 355/1,355/2,355/3;374/2A1 & 374/2B1 - Chengalpattu District, Valndalur Taluk, Thiruporur Panchayat Union, Ponmar Panchayat and Village. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.49/2026.

Vide ref No.5 & 6 , The Applicant Paid the generated Demand as per the below detail

1. Layout Approval Fee- 411300/-
2. Layout Inspection Fee - 47000/-

Vide ref No.7, Assigned Village Panchayat Resolution No. 142/ 2026, Therefore Final Appoval Sanctioned by Local Body/ Ponmar Village Panchayat.

Conditions:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
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

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.02.07 16:49:00



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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