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Layout Application - Final Approval Letter

Roc No: GZ6P3UQE/2025/TCP

Date: 4/2/25 7:12 PM

From:

Village Panchayat

Panchayat office building, way to Nellikuppam road, Keezh Kalvoy, Chengalpattu (Dist)

To :

Thiru. MANOHAR, Thiru. GOVINDASAMY,
NO.19, Dharmaraja Kovil Street, Sholinganallur -600119,Sholinganallur,Sholinganallur,Chennai,600119

Online Application Number: GZ6P3UQE

Sir/ Madam,

Sub :

Layout Approval

Ref :

(i) GZ6P3UQE/2025/TCP
(ii) DTCP file no:64/2025.
(iii) Connectivity Documents.

ச. அன்பழகன்
தலைவர்
கல்வாய் ஊராட்சி
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்

Body:

Sub : Residential Layout - Office of Chengalpattu District - Kattankolathur Panchayat Union - KALVOY Panchayat - acknowledging and Approving to an extent of 8238.56 Sq.m in the Land Bearing S.No.391/1L,391/1M,391/2G,391/2H & 391/1 - 1 to 60 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Thiru.V.Manogar & Thiru.K.Govindasamy,
No.19, Dharmaraja Kovil Street, Sholinganallur -600 119.

10(1)/2025/ KALVOY Panchayat Office

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Kattankolathur Panchayat Union, KALVOY Panchayat, and Approving to an extent of 8238.56 Sq.m in the Land Bearing S.No.391/1L,391/1M,391/2G,391/2H & 391/I - 1 to 60 Residential Plots Layouts, The 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. 01/ 2025 Subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and On site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the KALVOY Panchayat with the Document No:6188/2025 Dated:14.03.2025 Registered at the Thiruporur Sub Registrar Office.

3. According to the ordinance in Reference 13, 3% Market Value fee for Residential Layout Plot of Rs. 861390/-Payment Receipt No.20250402010719IK0DEMLIA8, Dated.02.04.2025.
1.Layout Approval Fee - Rs.177294/- Transaction ID : d9763c92-ef9b-44ad-adf0-bfa01892a96c, Dated.02.04.2025.
2.Layout Inspection Fee - Rs.70000/- Transaction ID : d9763c92-ef9b-44ad-adf0-bfa01892a96c, Dated.02.04.2025.
Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union, KALVOY Village Panchayat , extent of 8238.56 Sq.m in the Land Bearing S.No.391/1L,391/1M,391/2G,391/2H & 391/I - 1 to 60 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No.GZ6P3UQE/2025/TCP, Dated.28.03.2025 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. 01/ 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.
President,
KALVOY Panchayat.

To.
Thiru.V.Manogar & Thiru K.Govindasamy,
No.19, Dharmaraja Kovil Street, Sholinganallur -600 119.
Copy to:
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.
2. The Sub Registrar, Office of the Sub Registrar, Tambaram.
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, and Chengalpattu.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.

5. Block Development Officer (BP), Kattankolathur Panchayat Union.
6. Panchayat Secretary, KALVOY Panchayat Office, Kattankolathur Panchayat Union.
7. Others.

KALVOY PANCHAYAT RESOLUTION COPY

On 29.03.2025 in the month of March 2025, Saturday at 11.00 am, the Gramasabha meeting of KALVOY Panchayat members was held in the Govt. Middle School MelKalvoy.
Details if the actions taken in the meeting at that time are as follows.
Chairman: Thiru.S.ELLAMMAL as Panchayat President.
6 Ward Members including the Panchayat President.
Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and country Planning Department ROC No.GZ6P3UQE/2025/TCP, Dated.28.03.2025 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. 21/ 2025, Seeking approval of the Council to grant approval subject to specified conditions. 69

Resolution No.10 – 29.03.2025 / 2025-26, is granted unanimously.

Village

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.04.02 19:12:54



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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.



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

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