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Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 4/6/25 2:59 PM

From:

Village Panchayat

Sathanajeri

To :

1. SALSA R ARIVAZHAGAN,
DOOR NO 97
Mariamman Koil Street
Neyyadivakkam
Kancheepuram

Online Application Number: EIG0DPDG

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to, , Sathanajeri Village, . S.Nos: 131/2A1B – Site Extent 3645.00 sqm Sathanajeri Village and Panchayat, Uthiramerur Panchayat Union / Taluk, , Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. .148/2024. Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: EIG0DPDG/2024/TCP Dated: 06/12/2024

Body:

Kanchipuram District, Uthiramerur Panchayat Union, Sathanajeri Village and Panchayat in the land Bearing of Survey Nos. Sathanajeri village, S.F.Nos. 131/2A1B (3645 sq.m) Formation of residential layout District Town and Country Planing office kanchipuram District. Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 148/2024

Gift Deed Document No: 837/2024, dt:28.11.2024 in the name of the Panchayat for public use and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated in the said

plot map. In reference cited, above mentioned layout is located in an area other than planning area, the local authority shall also collected the scrutiny fees Rs. 1000/- per plots and 3% of market value of land as land use conversion charges paid through online.

Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council is given final approval to sell the 26 Housing plots allocated in the Layout.

The fees/charges collected from the applicant are as follows:

1) Scrutiny fees 10000/. (a9462aaf-d8d3-481a-84f1-af5402a0e5bf)
2) Local body Layout Approval Fees Rs26000/- Date – 27/03/2025 Transaction ID (a9462aaf-d8d3-481a-84f1-af5402a0e5bf)
3) Land use conversion charges Rs.27000/- Chalan NO: 20250403015356 Date 03-Apr-2025 16:58:34
4) D - Category panchayat Layout Approval Fees Rs: 78462 /- dt 29-03-2025

Copy To

1.SALSA R ARIVAZHAGAN,
DOOR NO 97
Mariamman Koil Street
Neyyadivakkam
Kancheepuram
Neyyadivakkam

2.Tahsildar concerned (TamilNilam).
Uthiramerur Taluk Office,
Kancheepuram District.

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

4. Sub Registrar,
Walajabad Sub Register Officer,
Kancheepuram District

5.. Joint Director / Deputy Director / Assistant Director No.33/I 95,
kotrampalayam Street,
Old Employment Office

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.04.06 14:59:10



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Compliance & Special Services

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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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