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Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 5/31/25 4:54 PM

From:

Village Panchayat

Uthukkadu

To :

A Ajithkumar and Saranya,
No. 14, 7th Street,
3rd Phase VIP Nagar,
Singaperumal Koil,
Chengalpattu – 603 209.
Email Id: vdhans1997@gmail.com

Online Application Number: NZNIN7X6

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to – Uthukkadu, Village S.No 516/4, 8, 9 Uthukkadu 'B' Village, Uthukkadu Panchayat – Site Extent – (3250 sq.m) 0.80 Acre Uthukkadu Village,and Panchayat , Walajabad Taluk and Panchayat Union, Kancheepuram District – Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 59/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: NZNIN7X6 /2025/TCP Dated: 21.05.25

Body:

Kanchipuram District, Walajabad Panchayat Union, Uthukkadu Village & Panchayat in the land Bearing of Survey Nos. 516/4, 8, 9 , Uthukkadu 'B' Village, Uthukkadu Panchayat – Site Extent – (3250 sq.m) 0.80 Acre 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. 59/2025.

Gift Deed Document No: . 3130/2025, dt:29.04.2025 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 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 21 Housing plots allocated in the Layout.

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

1) Inspection Fee 10000/. Online ref no (1706a90b-d8f4-40e6-af3b-6e7333bd1739) dt 30/05/2025
2) Scrutiny Fee Rs21000/- Date – 30/05/2025 Transaction ID Online ref no (2ad98851-cc1d-474e-b9f8-60c8ad6b9707)
3) Land use conversion charges Rs.95760/- Challan NO: 20250531005974 dt 31-May-2025
4) D - Catogary panchayat Layout Approval Fees Rs:69960 /- Date 30/05/2025 Online ref no: (2ad98851-cc1d-474e-b9f8-60c8ad6b9707)

Copy To

1. A Ajithkumar and Saranya,
No. 14, 7th Street,
3rd Phase VIP Nagar,
Singaperumal Koil,
Chengalpattu – 603 209.
Email Id: vdhans1997@gmail.com

2. Tahsildar concerned (TamilNilam).
Kancheepuram District.

3. 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

Signature valid Village

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.05.31 16:54:32



our services doesn't just end there

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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