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Layout Application - Final Approval Letter

Roc No: UK7A0ID4/2024/TCP

Date: 1/6/25 12:28 PM

From:

Village Panchayat

No.1/79, Pillaiyar Kovil Street, Mambakkam

To :

Thiru. A.Vasu Venugopal,
Tmt.K.Banumathi,Tmt.G.Magila &
Tmt.V.Usharani & Selvi. V.Manisha
No.7/15,Sri GokulNilayam,
Santhanam Street,Medavakkam,
Chennai - 600 100.

Online Application Number: UK7A0ID4

Sir/ Madam,

Sub :

application No: UK7A0ID4

SUB : Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an

Ref :

1. Application (Reference No. UK7A0ID4) received through Single Window Portal from Thiru. A.Vasu Venugopal,Tmt.K.Banumathi,Tmt.G.Magila & Tmt.V.Usharani & Selvi. V.Manisha Dated on 09.03.2024
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 13.05.2024
3. Gift deed document No. 7388/2024 dated on 16.05.2024
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.107/2024.
5. Local Body Demand Generated Dated on 31.08.2024.
6. Payment of Demand Received from Applicant respectively on 31.08.2024.
7. Panchayat Resolution No. 3/ 2024.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Mambakkam Village Panchayat acknowledging and Approving to an extent of 4050.00 sq.m in the land Bearing S.No. 6/3B2A1,6/3B2B & 6/4 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 Mambakkam Panchayat with the document no. 7388/2024 dated: 15.05.2024 registered at the Guduvanchery SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 4050.00 Sq.m.(0.1 Acre) in the Land Bearing S.Nos. 6/3B2A1,6/3B2B & 6/4 - Chengalpattu District, Valndalur Taluk, Thiruporur Panchayat Union, Mambakkam 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.107/2024.

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

1. Layout Approval Fee- 316430/-
2. Layout Inspection Fee - 26000/- ;

Transaction ID : 0aa9f2d5-1775-4888-9f80-9ed3d7384468

Vide ref No.7, Assigned Village Panchayat Resolution No. 3/ 2024., Therefore Final Appoval Sanctioned by Local Body/ Mambakkam 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
4. In case of any audit disallowance in respect of charges under this section, compensation shall be

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.01.06 12:28:36



our services doesn't just end there

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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

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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

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