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Layout Application - Final Approval Letter

Roc No: LAYOUT1/2024-2025

Date: 11/4/24 5:19 PM

From:

Village Panchayat

Govindavadi

To :

S. Mohan
No.160/124,
Radha Nagar Main Road,
Chrompet, Alandur,
Chennai,600044
Ph.No: 9940419508.
E-mail: wisdommagesh@gmail.com

Online Application Number: Y7RDL16E

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 39810 sqm in the Land Bearing of S.Nos: S.No.51/5B, 52/2; 60/1, 2; 62/1A, 5; 63/1, 2; 64/1A,1B; 65/2, 3; 66/1B and 71 – Govindavadi Village / Panchayat - Walajabad Panchayat Union- Kancheepuram Taluk, Kancheepuram District – Local Technical Approval issued - Regarding.

Ref :

Ref : 1 Online Application No.Y7RDL16E, Mr.S. Mohan, through online Dated: 04.08.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.05.09.2024.
3 District Collector Wet Land NOC letter. COLKPM/2217/2024/A1, Dated: 01.08.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Mr.S. Mohan, document received through online Dated: 17.09.2024. (Gift deed document No.5807/2024, dt:10.09.2024).
6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 16.07.2022.
11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 WRD NOC Letter No:CVA2/K29(Culvert-Kovindavadi)/2024, dated:24.07.2024.
15 Demand requested through online, Dated: 19.09.2024
16 Payment received through online, Dated.21.09.2024 17 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17. Local Body Demand received through online , Dated: 21/10/2024

Body:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th cited above, and on receipt of payment of charges such as Centage charge, Scrutiny fee, Display board Deposit, and Armed Forces Flag Day Fund vide reference 16th cited above, the Technical Approval is issued to the mentioned layout subject to the following

1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram District - LAYOUT No.114/2024.
2. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
3. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads,drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
4. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO
5. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only afterregistering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
6. The conditions imposed in the Joint Director NOC cited in the reference no. 3 should be followed.
7. The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.
8. Any person desiring to purchase the property must separately confirm the right of the petitioner to the property, and if any other individual has a claim over it they can settle it before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.
9. Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
10. If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.
11. On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession.
12. The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated
13. The petitioner is informed that this order is not applicable to the building permit which is

applicable only for the sale of the residential plots in the above residential plots.
14.Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
15.The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.
16. Electricity poles should be buried along the road and street lights should be installed
17. Proper drains should be provided for the drainage of rain water
18. All the streets should be laid pipe line and drinking water facility should be provided
. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.59,715/- Date – 04.08.2024
Centage Charge : Rs.57,000/- Date – 21.09.2024
Display board Charge : Rs.10,000/- Date – 21.09.2024
Armed Forces Flag Day Fund : Rs.12,000/- Date – 21.09.2024
Subdivision Charges : Rs.76,000/- Date – 21.09.2024
Development : Rs.1,99,100/- Date – 21.09.2024 10 % OSR area provided
Local Body Demand fees 195000/- Date 21-10-2024
land use conversion charges 8,56,080/- Date 22-Oct-2024 15:22:07

COPY TO
1.S. Mohan No.160/124,
Radha Nagar Main Road,
Chrompet, Alandur,
Chennai,600044
Ph.No: 9940419508.

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

3.Sub Registrar,
Joint – II Kancheepuram Sub Registrar Office,
Kancheepuram District.

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

5.Tahsildar concerned (TamilNilam).
Kancheepuram Taluk,
Kancheepuram District.

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.11.04 17:19:17



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
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