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Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 5/10/25 4:05 PM

From:

Village Panchayat

Kanniyamman Koil Street, Serapanancheri,601301

To :

M/s. ASVINI FISHERIES Pvt LTD,
NO.45, 3rd Street,
K .G. K Nagar ,
Keelkattalai,
CHENNAI -600 117

Online Application Number: BB3XHRDJ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential Layout to – Serapanancheri Village S.No 196,186/4,192/3A,3B,4,5,193/3,195/1,2,213/1,213/2A,213/2B, 213/3,4A1,4A2,4B1,4B2,4B3,214/1,2,3,4,5,6,7, 215/1,2,3, 216/1& 2 – Site Extent – (–38650 sq.m) – 9.550 Acre Serapanancheri Village,and Panchayat , Kundrathur 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. 44/2025 Local body Final Approval issued - Regarding.

Ref :

District Town and country planning Office, Kancheepuram ROC No: BB3XHRDJ/2025/TCP Dated: 25/04/2025

Body:

Kanchipuram District, Kundrathur Panchayat Union, Serapanancheri Village Serapanancheri Panchayat in the land Bearing of Survey Nos. 196,186/4,192/3A,3B,4,5,193/3,195/1,2,213/1,213/2A,213/2B, 213/3,4A1,4A2,4B1,4B2,4B3,214/1,2,3,4,5,6,7, 215/1,2,3, 216/1& 2 - Site Extent – (38650.00 sq.m) 9.550 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. 44/2025.

Gift Deed Document No: .2375/2025, dt: 13.03.2025 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.

The fees/charges collected from the applicant are as follows:
1) Inspection Fee 10000/. (247127fa-6366-4171-ac14-d3b5988f13a1) dt 03/05/2025
2) Scrutiny Fee Rs198000/- Date – 08/05/2025 Transaction ID (837ba0c9-c6c7-415f-a494-2633d1c6325d)
3) D - Catogary panchayat Layout Approval Fees Rs: 831980.00/- Date 08/05/2025 (837ba0c9-c6c7-415f-a494-2633d1c6325d)
4) Land use conversion charges Rs.808604/- Chalan NO: 20250509015728 Date 09-May-2025
.
Hence District Town and Country Planning office Kanchipuram District, Technical Approval is issued based the Panchayat council Is given final approval to sell the 198 Housing plots allocated in the Layout.

1.Conditions & Special Conditions mentioned in the reference of Joint Director / Deputy Director, Town and Country Planning Department (Planning Permission) Ref No BB3XHRDJ/2025/TCP Dated: 25/04/2025

2. All Roads and parks mentioned in layout do not encroach in future

3. . On all streets exceeding 9,00 meters in width, trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession.

4. 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

Copy To

1.M/s. ASVINI FISHERIES Pvt LTD,
NO.45, 3rd Street,
K .G. K Nagar ,
Keelkattalai, CHENNAI -600 117

2.Tahsildar concerned (TamilNilam).
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,
Padappai Sub Register Officer,
Kancheepuram District.

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

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.05.10 16:05:03



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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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