Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 7/29/24 9:04 PM

From:

Village Panchayat

144-thandalam

To :

KUP REALTY DEVELOPERS P L T
Plot.270, 1st Cross Street, Villivakkam,
Thiruvallur, Chennai

Online Application Number: B8QKG88O

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 5900.00 sqm in the Land Bearing of S.No.321/3B– Walajabad Panchayat Union, Kancheepuram Taluk, 144 Thandalam
Village, Kancheepuram District – Technical Approval issued

Ref :

1 Online Application No. B8QKG88O, M/s.Kup Realty Developers Private Limited, through online Dated: 12.06.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.10.07.2024.
3 Joint Director, Agriculture Department NOC Mu.Mu.No.3014/2024/C2, Dated: 03.05.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 M/s.Kup Realty Developers Private Limited, document received through online Dated: 16.07.2024. (Gift deed document No.4648/2024, dt: 15.07.2024).
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.

for KUP REALTY DEVELOPERS P.LTD.
Director

10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
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 Demand requested through online, Dated: 10.07.2024 and 20.07.2024
15 Payment received through online, Dated. 16.07.2024 and 20.07.2024
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

Body:

B8QKG88O Technical Approval is issued

SPECIAL CONDITIONS:
1) 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.
2) 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.
3) 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.
4) 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.
5) 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.
6) The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated B8QKG88O /2024/TCP dated 25/07/202
7) 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.
8) Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
9) 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.

Village

Signature valid
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.07.29 21:04:32

For KUP REALTY DEVELOPERS P.LTD.,
Director