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Layout Application - Final Approval Letter

Roc No: 35/2024-25
Date:11.09.2024

Date: 11/7/24 4:23 PM

From:

Village Panchayat

Morapakkam Village & Post, Maduranthagam Taluk, Chengalpattu District Acharapakkam Block, Chengalpattu District

To :

Tmt.S. Manjula
No.8, MariyammanKoil Street,
Morapakkam Village,
Maduranthakam Taluk,
Chengalpattu District -603 306.
Ph:852498104

Online Application Number: A3MMOVTB

Sir/ Madam,

Sub :

Morapakkam Village Panchayat, Acharapakkam Union-Residential Layout -Formation to an extent of 5550.00Sq.min the
Land Bearing S.No.3/1A1, Karunakaravilagam Village,MorapakkamPanchayat, AcharapakkamPanchayat Union, MaduranthagamTaluk, Chengalpattu District–Final Approval issued - Forwarded for further action - Reg.

Ref :

1. Application (Reference No.A3MMOVTB) received through Single Window Porta from Tmt. S. MANJULA,Dated:19.07.2024.
2.Joint Director / Deputy Director / Assistant Director, District Town and country planning Office, Chengalpattu Technical Approval issued ROC No.A3MMOVTB/2024/TCP, Date : 07/10/2024.
3. Road pattern plan approved by the District Town and country planning Office, dated: 27.08.2024
4. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/9386/2023Dt: 02.01.2024
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document No.5401/2024 dated: 05.09.2024 Uploaded by the Applicant Tmt. S. MANJULA, Dt : 26.09.2024
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004

8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019,G.O.16 Department of Municipal
Administration and Water Supply, dated:
31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. G.O. 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. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
15. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
17.Morapakkam Village Panchayat ROC No.35 And The Date Of 11.09.2024

Body:

Application (Reference No.A3MMOVTB) received through Single Window Porta from Tmt. S. MANJULA,Dated:19.07.2024.
And Joint Director / Deputy Director / Assistant Director, District Town and country planning Office, Chengalpattu Technical Approval issued ROC No.A3MMOVTB/2024/TCP, Date : 07/10/2024.
The President, Morapakkam Village Panchayat, Acharapakkam Union-Residential Layout -Formation to an extent of 5550.00Sq.min the
Land Bearing S.No.3/1A1, Karunakaravilagam Village,MorapakkamPanchayat, AcharapakkamPanchayat Union, MaduranthagamTaluk, Chengalpattu District–Final Approval issued.
Local Body Following Fees Collected :
1.Local Body demand Fees
Scrutiny fee Rs-1000 /- per Plot (40 XRs.1000) =Rs.40,000.00
Approval Fees Rs.300/- Per Plot (40XRs.300) =Rs.12,000.00
2.land use conversion charges
3% of market value of land = Rs.23,000.00

Village

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.11.07 16:23:50



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.



empowering your real estate decisions with smart tools

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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We're honored to be part of your real estate journey

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