Layout Application - Final Approval Letter

Roc No: SWP/LPA/03/2024-25, Date - 08/10/2024

Date: 10/8/24 11:34 AM

From:

Village Panchayat

Panchayat Office Building, Nagatha amman Koil Street, Chengalpattu (Dist)

To :

Thiru.P.RAVICHANDRAN,
No.2/22A, Perumal Street,
Rathinamangalam, Vandalur,
Chengalpattu - 600 127.
Mobile No - 8939646999

Online Application Number: DGFZRVX4

Sir/ Madam,

Sub :

Residential Layout - Chengalpattu District - Kattankolathur Panchayat Union - Keerapakkam Panchayat , Keerapakkam Village - Acknowledging and approving to an extent of 2500.00sq.m in the Land Bearing S.No.97/3, No. of Plots – 18 Plots (1 to 17 Residential Plots & 1 Owner Usage) - Technical Clearance issued by Assistand Director Town and Country Planning Department (Planning Permission) –reg

Ref :

1) Application (Reference No. DGFZRVX4) received through Single Window Portal from Thiru.P.RAVICHANDRAN, Dated - 27.07.2024
2) Town and Country Planning Department (Planning Permission) ROC No.DDELS9CI/2024/TCP, Date - 27/07/2024
3) Related Documents

Body:

Order,
1) In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District issued to Chengalpattu District, Kattankolathur Panchayat Union, Keerapakkam Panchayat, Keerapakkam Village and approving to an extent of 2500.00 Sq.m in the Land Bearing S.No.97/3 , 1 to 17 Residential Plots & 1 Owner Usage Plots

Layouts, The Technical Clearance / Concurrence/ Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO.163/2024 Subject to Special Conditions and Technical Clearance from the Local Authority.

2) Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, the Approved Layout Map for the Residential Plots and the Related Documents Submitted by the the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and On site Inspection of amenity 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of Roads are donated to the Keerapakkam Panchayat with the document No.11071/2024 dated 13.07.2024 registered at the Guduvancheri Sub Registrar Office.

3) According to the ordinance in Reference 13, 3% Market Value fee for Residential Layout Plot of Rs.85115/- Payment Receipt No.20241007003357, Dated.07.10.2024.

a) Layout Approval Fees - Rs.61788/- and Layout Inspection& Development Fees Rs.54000 Paid to the Single Window Portal online Date - 07/10/2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Kattankolathur Panchayat Union, KeerapakkamPanchayat, extent of 2500.00 Sq.m in the Land Bearing S.No. 97/3, 1to 17 Residential Plots & 1 Owner Usage Plots Layouts, it is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1. Chengalpattu District, Joint Director/Deputy Director/ Assistant Director (In charge) , District Town and Country Planning Department ROC No.DGFZRVX4/2024/TCP , Dated.27.07.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permissions is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP/LAYOUT APPROVAL NO.163/2024, All the Special conditions mentioned must be strictly followed.
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. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bounded by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.
8. The Applicant shall bear sole responsibility for civil suits arising out or deed registrations and changes in land ownership.
9. Construction of high voltage/ low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.10.08 11:34:25