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Layout Application - Final Approval Letter

Roc No: 001/2024-2025

Date: 12/10/24 5:36 PM

From:

Village Panchayat

Panchayat Office Building, Kattudevadur village,Madurantakam Block,Chengalpattu District

To :

Thiru. N. M. Rishikesh
No.58/33, South Boag Road,
Thiyagaraya Nagar, Thiyagaraya Nagar,
Guindy, Chennai – 600 017.
Ph : 7695967174

Online Application Number: 8Y26UNKP

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District / MaduranthagamTaluk, Maduranthangam Panchayat Union, Kattudevathur Panchayat and Village - Acknowledging and Approving to an extent of 22/7to an extent of 8984.00sq.m Residential Plots – (55) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission) Roc. 8Y26UNKP/2024/TCP Dated 22/11/2024.
2.The Sub Registrar, Office of the Sub Registrar Chengalpattu Gifted No - 5186/2024 Dated: 20.11.2024
3.DTCP Approval No-263/2024
4.Kattudevathur Panchayat Resolution No.43 Dated.09.12.2024
5. Block Development Officer (VP), Maduranthangam Panchayat Union
6.Panchayat Secretary, Kattudevathur Panchayat Office, Maduranthangam Panchayat Union

Body:

1 In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Maduranthangam Panchayat Union Kattudevathur Panchayat, and Approving to an extent of 22/7to an extent of 8984.00sq.m Residential Plots – (55) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Maduranthangam Panchayat Union / Kattudevathur Panchayat LAYOUT APPROVAL NO.263/2024 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 Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities 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 Kattudevathur Panchayat with the document No: 5186/2024 Dated: 20.11.2024 Sub Registrar, Cheyyur Registrar Office, Chengalpattu District.

1. Layout Approval Fee - Rs.86500 /- Transaction ID : 27575788-90e3-4c12-8794-8154505749d6 Dated. 09/12/2024.

2. Layout Inspection Fee - Rs.31500./- Transaction ID : 27575788-90e3-4c12-8794-8154505749d6 Dated. 09/12/2024.

3.Therefore, Subject to Specific Conditions, Chengalpattu District / MaduranthagamTaluk, 4.08.3% Market land as land Conversation Charges Challan No.20241209012726 Date: 09/12/2024.

Maduranthangam Panchayat Union, Kattudevathur Panchayat and Village - Acknowledging and Approving to an extent of 22/7to an extent of 8984.00sq.m Residential Plots – (55). It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No.8Y26UNKP/2024/TCP Dated 22/11/2024 and Residential Layout 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.263/ 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 bound 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 of 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 8984.00Sq.m

No. of Plots : 55 Nos.&

Shops Gifted over to Local Body :

Layout Road & Splay Extent : 2301.79Sq.m.

Public Purpose : 44.00Sq.m(0.66%)

TANGEDCO Purpose : 44.19Sq.m(0.66 %

Copy to :

1. Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Chengalpattu

2. The Sub Registrar, CheyyurRegistrar Office, Chengalpattu District.

3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.

4. Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
5. Block Development Officer (VP), Maduranthangam Panchayat Union.
6. Panchayat Secretary, Maduranthangam Panchayat Kattudevathur Panchayat Union.
7. Others.

Village



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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