

Layout Application - Final Approval Letter



Roc No: 01

Date: 4/3/24 3:34 PM

From:

Village Panchayat

Nenmeli Panchayat & Village, Nenmeli Post, Thirukkazhukundram Taluk, Chengalpattu District

To :

KJ Estates Rep By Its Mr Vikas Metha
Shop 1, 2nd Floor, Golden Complex, Old No.128, NSC Bose Road, Sowcarpet, Chennai-600
001, Tondiarpet, Tondiarpet, Chennai, 600001
9840969087

Online Application Number:

0QBKEP8U

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District - Formation to an extent of 6870.00 Sq.m.
(1.69 Acre) in the Land Bearing S.Nos.41/1; 43/1; 44/1, 2A; 45/1 - Chengalpattu District, Thirukalukundram Taluk and
Panchayat Union, Nenmeli panchayat, Keezhavedu Village – Technical Approval issued - Forwarded for further action - Reg.

Ref :

Thirumathi. K.KALAVATHI
Braminar street, nenmeli panchayat office

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Thirukazhukundram Panchayat Union, Nenmeli Panchayat, Keezhavedu village and Approving to an extent of 6870.00 Sq.m in the Land Bearing S.No.41/1,43/1,44/1,44/2A,45/1, 1 to 40 Residential 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. 01/ 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 On site 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 Nenmeli Panchayat , Keezhavedu village,with the document no:1353/2021,1359/2021, dated:29/04/2021 registered at the Chengalpattu joint -I,Sub Registrar Office.

1.Layout Approval Fee - Rs.40000/- Transaction NEFT/ICIC/CMS4041386465/NDPSB000000, Dated.28.03.2024.

2.Layout Inspection Fee - Rs.2000/- Transaction NEFT/ICIC/CMS4041386465/NDPSB000000, Dated.28.03.2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Thirukazhukundram Panchayat Union, Nenmeli panchayat, Keezhavedu Village , extent of 6870.00 Sq.m in the Land Bearing S.No.41/1,43/1,44/1,44/2A,45/1- 1 to 40 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

- 1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No.0QBKEP8U/2023/TCP, Dated.29.12.2023 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. 02/ 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 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.

President,
Nenmeli Panchayat.

To.

TKJ Estates Rep By Its Mr Vikas Metha
Shop 1, 2nd Floor, Golden Complex, Old No.128, NSC Bose Road, Sowcarpet, Chennai-600
001,Tondiarpet,Tondiarpet,Chennai,600001
9840969087.

Copy to :

- 1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.
- 2.The Sub Registrar, Office of the Sub Registrar, Tambaram.
- 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 (BP), Thirukazhukundram Panchayat Union.
- 6.Panchayat Secretary, Nenmeli Panchayat Office, Thirukazhukundram Panchayat Union.
7. Others.

NENMELI PANCHAYAT RESOLUTION COPY

On 20.02.2024 in the month of Feb 2024, Tuesday at 11.00 am, the ordinary meeting of Nenmeli Panchayat members was held in the Panchayat Office.

Details if the actions taken in the meeting at that time are as follows.

Chairman : Thirumathi K.KALAVATHI as Panchayat President.

9 Ward Members including the Panchayat President.

Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and country Planning Department ROC No.0QBEP8U/2023/TCP, Dated.04.11.2023 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. 01/ 2024, Seeking approval of the Council to grant approval subject to specified conditions.

Resolution : Resolution No.231 - 20.02.2024 / 2023-24, is granted unanimously.



Village

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.04.03 15:34:26

