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Layout Application - Final Approval Letter



Roc No: 25/2024-2025

Date: 8/22/24 7:30 PM

From:

Village Panchayat

No.3/156, OMR, Kazhipattur, Muttukadu

To :

1. Mrs Josephine Mary Mr Xavier Vasanth Mathivanan,
No 9/18 Sri Nagar, Ponnaiya Rajapuram,
Mutthukaadu, Thiruporur, Chengalpattu-641001
Ph.No: 9791649972
Email. rajeshcivil1989@gmail.com.

Online Application Number:

ISI6CXXH

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District -Thiruporur Panchayat Union – Muttukadu Village Panchayat - Acknowledging and Approving to an extent of 7690.00 sq.m in the Land Bearing S.F.No.81/3B2 and 81/3B3 Residential Plots –19 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

- 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, Thiruporur
- 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), Thiruporur Panchayat Union.
- 6.Panchayat Secretary, Muttukadu Panchayat Office, Thiruporur Panchayat Union.
7. Muttukadu Resolution No.66 - 19.07.2024 / 2024-25, is granted unanimously.
8. 12 Ward Members including the Panchayat President

Body:

Panchayat

M.Sangeetha President

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Muttukadu Village Panchayat - Acknowledging and Approving to an extent of 7690.00 sq.m in the Land Bearing S.F.No.81/3B2 and 81/3B3 Residential Plots –19 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.60/2024 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 Muttukadu Panchayat with the document No: 4395/2024, dated: 28.02.2024 registered at the Thiruporur Sub Registrar Office.

1.Layout Approval Fee - Rs.301685/- Transaction ID : 27be6f58-23ad-47d1-b265-19ad0c25c73d Dated.08.08.2024.

2.Layout Inspection Fees - Rs.5000/- Transaction ID : 27be6f58-23ad-47d1-b265-19ad0c25c73d Dated.08.08.2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Thiruporur Panchayat Union, Muttukadu Village Panchayat - Acknowledging and Approving to an extent of 7690.00 sq.m in the Land Bearing S.F.No.81/3B2 and 81/3B3 Residential Plots –19 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. ISI6CXXH/2024/TCP Dated.20.03.2024 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. 60/ 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

Panchayat.

M.Sangeetha

Muttukadu



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**
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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



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

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