Layout Application - Final Approval Letter

Roc No: 001-2024-2025

Date: 11/28/24 5:15 PM

From:

Village Panchayat

No.22, Kunnapattu Salai, Karanai

To :

1. M/s. Konda Reddy Farms and Estates
Plot No.12, S.No.218/3,
Madhava hills,
Kondapuri, Serilingampaly,
Rangareddy, Karanai,
Thiruporur, Chengalpattu – 603 105.
Ph : 7010084141

Online Application Number: NWQRE23H

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District / Thiruporur Panchayat Union – Karanai Village and Panchayat - Acknowledging and Approving to an extent of Site Area 4100.00Sq.m.(Road -1160 Sq.m, TNEB.28.40 Sq.m and Public Services -17.00 Sq.m) Net Area Approvel for 2895 Sq.m (31158 Sq.ft) in the Land Bearing of S.No. 202/1A Residential Plots – (28) Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg

Ref :

1.Town and Country Planning Department Planning Permission Roc. NWQRE23H/2024/TCP Dated. 23/10/2024.
2.The Sub Registrar, Thirukazhukundram Gifted No - 7992/2024 Dated: 10.10.2024
3.DTCP Approval No-234/2024
4.Karanai Panchayat Resolution No.118 Dated.08.11.2024
5.Block Development Officer (VP), Thiruporur Panchayat Union
6.Panchayat Secretary, Karanai Panchayat Office, Thiruporur Panchayat Union.

Body:

Proceeding for Thiruporur Panchayat Union Karanai Panchayat
President : T. Radha krishnan

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, for Thiruporur Panchayat Union Karanai Village and Panchayat - Acknowledging and Approving to an extent of Site Area 4100.00Sq.m.(Road -1160 Sq.m, TNEB.28.40 Sq.m and Public Services -17.00 Sq.m) Net Area Approvel for 2895 Sq.m (31158 Sq.ft) in the Land Bearing of S.No. 202/1A Residential Plots – (28) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP / for Thiruporur Panchayat Union – Karanai Village and Panchayat LAYOUT APPROVAL NO. 234/2024 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 Karanai Village and Panchayat with the document No: 7992/2024 Dated: 10.10.2024 Registered at the Thirukazhukundram Sub Registrar Office.
Layout Approval Fee - Rs.155790./- Transaction ID : 84f6b4ee-ef24-42eb-8075-a3710bb2d99f Dated. 25/11/2024.
Layout Inspection Fee – Rs.5000./- Transaction ID : 84f6b4ee-ef24-42eb-8075-a3710bb2d99f Dated. 25/11/2024.
ThereforeSubject to Specific Conditions, Chengalpattu District / Thiruporur Panchayat Union – Karanai Panchayat and Village - Acknowledging and Approving to an extent of Site Area 4100.00Sq.m.(Road - 1160 Sq.m, TNEB.28.40 Sq.m and Public Services -17.00 Sq.m) Net Area Approvel for 2895 Sq.m (31158 Sq.ft) in the Land Bearing of S.No. 202/1A Residential Plots – (28) It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROCNo.NWQRE23H/2024/TCP Dated. 23/10/2024 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.234/2024, 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.
1.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
2.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
3.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
4.Every plot deed registration should be accompanied by a copy of this layout approval map.
5.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.
6.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
7.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.
Copy to :
1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Chengalpattu
2.The Sub Registrar, Thirukazhukundram
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), Thiruporur Panchayat Union.
6.Panchayat Secretary, Karanai Panchayat, Thiruporur Panchayat Union.
7.Others.

The Panchayat President
Karanai panchayat

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.11.28 17:15:11