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Layout Application - Final Approval Letter

Roc No: ZA413LKO/2024/TCP

Date: 1/6/25 3:38 PM

From:

Village Panchayat

No.1/79, Pillaiyar Kovil Street, Mambakkam

To :

Thiru.M.Jones,
M/s.Jones Foundations Pvt Ltd.,
No.2,Moovarasampattu Main Road,
Madipakkam,
Chennai - 600 091.

Online Application Number: ZA413LKO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 13850.00 Sq.m.(3.41 Acre) in the Land Bearing S.Nos. 238/2,242;243/1,243/2;244/1,244/3 and 244/4 - Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Mambakkam Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. ZA413LKO) received through Single Window Portal from Thiru.M.Jones,M/s.Jones Foundations Pvt LtdDated on 06.08.2024
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 16.09.2024
3. Gift deed document No. 18070/2024 dated on 16.11.2024
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.261/2024.
5. Local Body Demand Generated Dated on 11.12.2024.
6. Payment of Demand Received from Applicant respectively on 12.12.2024.
7. Panchayat Resolution No. 4/ 2024.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Mambakkam Village Panchayat acknowledging and Approving to an extent of 13850.00 Sq.m.(3.41 Acre) in the land Bearing S.No. 238/2,242;243/1,243/2;244/1,244/3 and 244/4 Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been 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, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Ponmar Panchayat with the document no. 19413/2023 dated: 03.11.2023 registered at the Guduvanchery SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 13850.00 Sq.m.(3.41 Acre) in the Land Bearing S.Nos. 238/2,242;243/1,243/2;244/1,244/3 and 244/4 - Chengalpattu District, Valndalur Taluk, Thiruporur Panchayat Union, Mambakkam Panchayat and Village. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.261/2024.

Vide ref No.5 & 6 , The Applicant Paid the generated Demand as per the below detail

1. Layout Approval Fee- 1467210/-
2. Layout Inspection Fee - 66000/- ;

Transaction ID : 943e6fa2-71f5-4cdf-ae5b-4cfdfbd8f2dd

Vide ref No.7, Assigned Village Panchayat Resolution No. 4/ 2024., Therefore Final Appoval Sanctioned by Local Body/ Mambakkam Village Panchayat.

Conditions:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
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. In case of any audit disallowance in respect of charges under this section, compensation shall be

Village



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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.



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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

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