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Layout Application - Final Approval Letter

Roc No: 05/2024-2025

Date: 12/28/24 3:12 PM

From:

Village Panchayat

No.2/48, Padavettamman Kovil Street, Thazhambur

To :

M/s. Felixa Builder Private Limited,
Rep by its Director Mr.Ashok Kumar,
Old No. 18, New No. 14, 1St Floor,
Door No. 16, Balaram Road,
Adyar, Guindy, Chennai,60002

Online Application Number: N07UVP41

Sir/ Madam,

Sub :

Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office of Chengalpattu District -Thiruporur Panchayat Union – Karanai Village Thazhambur Panchayat - Acknowledging and Approving to an extent of S.F.No. 13/10A1A, 13/10A1C, 13/10A2, 13/10B2, 13/12; 14/4B, 14/5B2, 14/9B, 14/10 and 14/11 Plots –89 Technical Clearance issued by Assistant Director Town and Countary Planning Department (Planning Permission) - reg.

Ref :

1.Town and Country Planning Department Planning Permission Roc.N07UVP41/2024/TCP/2024/TCP Dated. 02.07.2024.
2.The Sub Registrar,Office of theSub Registrar, Thiruporur, Gifted No - 27453/2024, Dated.23.12.2024
3.DTCP Approval No-297/2024
4.Thazhambur Panchayat Resolution No.150 Dated.26.12.2024
5.Block Development Officer (VP), Thiruporur Panchayat Union
6.Panchayat Secretary, Thazhambur Panchayat Office, Thiruporur Panchayat Union.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department - Mamallapuram Local Planning Authority, District Town and Country Planning office of Chengalpattu District -Thiruporur Panchayat Union – Karanai Village Thazhambur Panchayat - Acknowledging and Approving to an extent of S.F.No. 13/10A1A, 13/10A1C, 13/10A2, 13/10B2, 13/12; 14/4B, 14/5B2, 14/9B, 14/10 and 14/11 Plots –89 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.297/2024 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 Boby, Public Space area of roads are donated to the Karanai Village Thazhambur Panchayat with the document No: 27453/2024, Dated.23.12.2024 Registered at the Thiruporur Sub Registrar Office.

1.Layout Approval Fee - Rs.471475/- Transaction ID : 3ecbfd5a-fa7e-4522-84c8-65ff28cb2ae7 Dated. 27/12/2024.

Layout Inspection Fees – Rs. 5000/- Transaction ID : 3ecbfd5a-fa7e-4522-84c8-65ff28cb2ae7 Dated. 27/12/2024.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-

Site Extent : 13726.00 sq.m

No. of Plots required: 90

No. of Plots provided: 89 and Owner use

EWS Area : 1025.60 Sqm

Therefore, Subject to Specific Conditions, Chengalpattu District, Thiruporur Panchayat Union, Karanai Village Thazhambur Panchayat - Acknowledging and Approving to an extent of 13/10A1A, 13/10A1C, 13/10A2, 13/10B2, 13/12; 14/4B, 14/5B2, 14/9B, 14/10 and 14/11 Plots –90 It is herby 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.N07UVP41/2024/TCP/2024/TCP Dated.02.07.2024 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. 297/ 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 boby is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

D.Munusamy President
Thazhambur Panchayat.

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, 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 (VP), Thiruporur Panchayat Union.

6.Panchayat Secretary, Thazhambur Panchayat Office, Thiruporur Panchayat Union.

7. Thazhambur Panchayat Resolution No.150 – 26.12.2024 / 2024-25, is granted unanimously.
8. 9 Ward Members including the Panchayat President.

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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