Layout Application - Final Approval Letter

Roc No: Roc No.02/2024/PS
dated on 05/04/2024

Date: 4/5/24 3:02 PM

From:

Village Panchayat

"Panchayat office Building
Thulukkathamman Koil Street
Adayalaceri Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

Ms.East Coast Avenue,
No.12,Block,Polachheri village and colony
Vandalur,Chengalpattu-600127

Online Application Number: AIVBK7HH

Sir/ Madam,

Sub :

Residential layout - Chengalpattu District – Latur Panchayat Union - Adaiylacheri Panchayat- Survey No.475/2A1B residential layout on 12145 sq.m (3.00 acres) of M/s EastCoast Avenue- Technical Planning Permission issued - Final approval and order issued-reg.

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) ROC No.AIVBK7HH/2024/TCP/2024/TCP Dated.14.2.2.24 & 06.03.2024
2. Gift Deed No. 786/2024 & 787/2024 Dated: 22.02.2024
3. Adiyalcheri Panchayat Resolution No.66/dated on 21.02.2024

Body:

As per refs. 1 and 2 cited above, Chengalpattu District, Lathur Panchayat Union, Adayalcheri Village, M/s. East Coast Avenue, Survey No. 475/2A1B, bearing in 12145 square metres (3.00 acres) of land area for residential layout planning permission according to Gift Deed No. 786/2024 and 787/2024, Road and Splay Area: 3588.80 sq.m., Park: 859.75 sq.m. Common area-44.20 sq.m, TNEB-47.40 sq.m The total area, 4498.19 sq m, has been handed over to the local body.

As per Ref 1 and 3-cited, Joint Director, Deputy Director, or Assistant Director, Town and Country Planning Department (Planning Permission) ROC No.AIVBK7HH/2024/TCP/2024/TCP Dated.06.03.2024 has given the final technical approval and forwarded it to the local body to issue final approval before the approval to collect the following fees based on the instructions below. The fee details follows.

Collected Fee Details:

1. 3% government guideline value (1000000 per acre) 90000 Challan No. 20240325002883, dated March 25, 2024.

2. Scrutiny Fees per Plot: Rs. 1000 (45 Plots) 45000 SNA Account Through to Online Mode.

3. Inspection Charges: Rs. 1000 per acre (3 acres) and Rs. 3000 for SNA Account through Online Mode.

The above-mentioned fees are collected from M/s.East Coast Avenue, and the Ref. 1 dated June 6, 2024, based on technical approval following the following terms and special conditions, the layout approval orders issued, and the conditions as follows:

Terms Conditions:

1. Based on survey No. 475/2A1B, documents are submitted and approval is given; if any false document is submitted after this approval is found out, this approval is automatically cancelled, and the final decision is based on the court's direction.

2. Each plot has to provide and ensure a rainwater storm channel in this layout.

3. Provide all roadside plantations with trees in this layout.

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

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.04.05 15:02:10