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Layout Application - Final Approval Letter



Roc No: A1/203/2024

Date: 11/6/24 7:13 PM

From:

Executive officer

39,Pondy road,Marakkanam,Marakkanam(Tk),villupuram(Dt),604303

To :

Manju Foundations Pvt Ltd
No.8, Sapthaswara Apartments,
2nd floor, 1st Avenue,
Ashok Nagar, Chennai - 600083.

Online Application Number:

BCJ2E82L

Sir/ Madam,

Sub :

Approval of Layout - VillupuramDist.-MarakanamTown Panchayat- Marakanam North Village Survey No.190/37, 193/1A1, 194/2, 194/11, 196/5A1 and 196/66 - M/s.Manju Foundation(P) Ltd. Laid Residential plot for an Extent of 19.34 acres (78285 Sq. mtrs) land – Residential Layout Technical Concurrence Issued – Final Approval Issued - Regarding

Ref :

1. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
2. Ordinance No: 79, Department of Housing and Urban Development dated: 04.05.2017.
3. Ordinance No: 18, Department of Housing and Urban Development Dated: 04.02.2019
4. Ordinance No: 16, Department of Housing and Urban Development dated: 31.01.2020.
5. Ordinance No.141 Department of Housing and Urban Development (Runu4(3)) Department Date:23.09.2020.
6. Ordinance No.181 Department of Housing and Urban Development (Runu4(3)) Date: 09.12.2020.
7. Circular No.13686/2017/DUH1 dated 08.09.2017 of Directorate Town and Country Planning , Chennai.
8. Letter No. U2/6983/2024 dated 10.07.2024 from the Joint Director, Department of Agriculture, Villupuram District.
9. Additional Secretary, Department of Environment and Climate Change, Government of Tamil Nadu/Environment Commissioner's letter RC No.PP1/1233/2016 dated 12.07.2016.

10. Consultation fee of Rs.129548/- dated 06.07.2024 paid along with the plot application dated 21.08.224 dated 06.07.2024, centage fee of Rs.108900/- and development fee of Rs.156570/- on 24.08.2024.
11. Assistant Director, District Town and Country Planning Office, Villupuram Vide No. BCJ2E82L / 2024 / TCP-9 Dated 28/08/2024 and website approval.
12. Day of Direct Field Inspection of Marakanam Town Panchayat., Executive Officer and Junior Assistant.09.09.2024.
13. Executive Officer, Marakanam Town Panchayat Demand letter Roc.No.A1/203/2024 Dated 30.10.2024.
14. Agreement document dated 04.11.2024 issued by Mr.Ra.Ganesan D/P Ramasamy, Managing Director/ In charge.
15. Authorization fee Rs.6893939/- received in Indian Bank, Aadyar Account No. 7316068621 maintained through Municipal Corporation on 04.11.2024.
16. Related Documents.7. G.O.(Ms.)No.18, Municipal Administration &Water Supplydepartment, dated: 04/02/2019
17. Applicant M/s. Manju Foundations Pvt. Ltd Gift Deed No.3670/2024, Dated: 14.08.2024.
18. Marakkanam Town Panchayat Resolution No.314 Dated 12.09.2024.

Body:

As per the GO cited above vide (1) to (6) and circular cited by The Directorate of Town and Country planning , Chennai vide (7) and the other online application received for the issuance of concurrence for the residential layout approval by M/s. Manju Foundations Private Limited, Chennai at Villupuram District, Marakanam Taluk, Marakanam North Village, Survey No. 190/37 , 193/1A1, 194/2, 194/11, 196/5A1 and 196/66 at an extent of 19.34 acres (78285 sq. mtrs) residential plot has been formed and following the application on the website as perviewat ref (10).

The Assistant Director, District Town and Country planning Office, Villupuram District as approved a Technical concurrence approval through SWP Application Number: BCJ2E82L / 2024 / TCP-9 Dated 28/08/2024 and Road website approval Vpm.Dist/DTCP.(VMA) No.58/2024.

Further, in order to process final approval to the newly formed layout, The Executive Officer and Junior Assistant personally conducted a field inspection of the said layout on 09.09.2024 and A Demand letter cited in Ref (13) was issued to the Layout owner.

As per the above details, the Demand amount raised on the website for Rs.6893939/- which has been paid by the Owner of the layout and the above said amount has been remitted in Indian Bank, Aadyar Branch Account No. 7316068621 of Indian Bank maintained under the Marakkanam Town Panchayat.

Therefore, subject to the conditions mentioned in the orders and letters in view (1) to (11), Villupuram Zone. Assistant Director, Villupuram District Town and Country planning Office SWP Application Number: BCJ2E82L / 2024 / TCP-9 Dated 28/08/2024 and Road website approval Vpm.Dist/DTCP.(VMA) No.58/2024 as per the order/plan approved. I hereby issuing the final approval for the above said M/S Manju Foundation (Pvt) Ltd, Chennai at Villupuram District, Marakanam Taluk, Marakanam North Village, Survey No. 190/37, 193/1A1, 194/2, 194/11, 196/5A1 and 196/66 at an extent of 19.34 acres (78285 sq.mtrs) residential plot with the subjected terms and Special Conditions.

1. Alteration of road layouts, dimensions, public utility dimensions and further subdivision of the plot contrary to the map approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning.
2. Plots located at the junction of two roads should be laid out with the Splay shown on the approved map.
3. No plot shall be sold, leased or otherwise transferred or any building constructed on any plot before fulfilling the above two conditions.
4. Any plot shown on the approved map shall be used only for the construction of residential houses other

should be shifted to the edge of the road or as shown on the approved plot plan.

6. The hollow part of the plot should be raised to the street level.

7. Shade trees on all streets exceeding 7.2 meters in width should be planted not more than 9.00 meters in succession and 1.00 meters from the road boundary.

8. The petitioner should obtain approval from the concerned Executive Officer, Marakkanam Municipality. Before construction of buildings on the land in the subdivision, permission should be obtained from the District Town and Country Planning and the local government for each building.

9. The Above said Layout is approved through the Planning Permission/Concurrence issued by District Town and Country Planning Office, if any allegation and error raised regarding the right of land for the plots, the decision will be taken by the local body.

10. Once the petitioner receives the approval of the plot map from the Directorate of Town and Country Planning, the approved plot map should be permanently published at the entrance gate of the plot without any change/removal for public viewing and also the resolution number and date of the approval of the plot should be clearly mentioned.

11. The land ownership is considered and recognized as per the land title documents submitted by the petitioner and it is also stated that no right can be asserted on the ground that the plot has been approved where there is no actual land title.

12. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or the approval for planning Permission/ concurrence may be cancelled by the Town Panchayat without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning along with a copy of this order must be provided to the buyers of the plots while selling the plots for sale.

14. The proposed roads, Storm water drainage, drinking water facility with Over Head water tank, street lights should be constructed as per local government standards. This Approval guarantee will be cancelled if all the above works are not satisfactory to the municipal administration.

15. All fees paid for this property are subject to audit. If any objection is raised in the audit regarding the charges collected for the plot or if the amount is directed to be paid, the entire amount shall be paid by the plot owner in one instalment.

16. If any fault is found in the conditions permitted in the above plot and any complaints are received and found with proper evidence, this warranty will be cancelled without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location: Vilupuram
Date: 2024.11.06 19:13:44



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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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