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Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 2/26/24 8:51 PM

From:

Village Panchayat

Mosivakkam Panchayat & Village, Mosivakkam Post, Thirukkazhukundram Taluk, Chengalpattu District

To :

K.Sandhiya w/o Kishore
40/18,Periyamanaikayar Street,
Chengalpattu

Online Application Number: BRCA7PL5

Sir/ Madam,

Sub :

Approval Of Residential layout At Mosivakkam Panchayat & Goonampattarai village-For

Ref :

Directorate Of Town Country Planning Roc Online Application no BRCA7PL5/2023

Body:

Order
Acts of the Deputy Director Urban Development (P) Chengalpattu Zone vide vide 1 No. BRCA7PL5 /2023/TCP Dated. As on 06.11.2023 Total Plots 01 to 45 Plots 01 to 57 in Survey Nos. 24/2A1A2,2A1B & 25/1A2 of Mosivakkam Panchayat Goonampattarai Village in Chengalpattu District Thirukkalukunram Panchayat Union Mosivakkam Panchayat Goonampattarai Village Village as on 10.11.2023. In-Principle Plot Approval has been granted for the residential plot located at the site bearing M.V./P.U.T.E.(Sm) No.229/2023 and subject to conditions.
The Chairman has surveyed the above plot division and submitted a report on 06.11.2023 accepting it Chengalpattu District Thirukkalukunram Panchayat Union Mosivakkam Panchayat Goonampattarai Village Survey Nos. 24/2A1A2,2A1B & 25/1A2 - Total Plots 01 Area of first 45 plot is 4917 Sq.M Area permission fee total Rs.47000/- (Rupees Forty Seven thousand only)

paid Mosivakkam Panchayat Goonampattarai Village on 06.11.2023. Based on this, District Panchayat Chairman is numbered 01/2023-2024 to give approval for residential plot division and plot division approval is given with the following conditions.

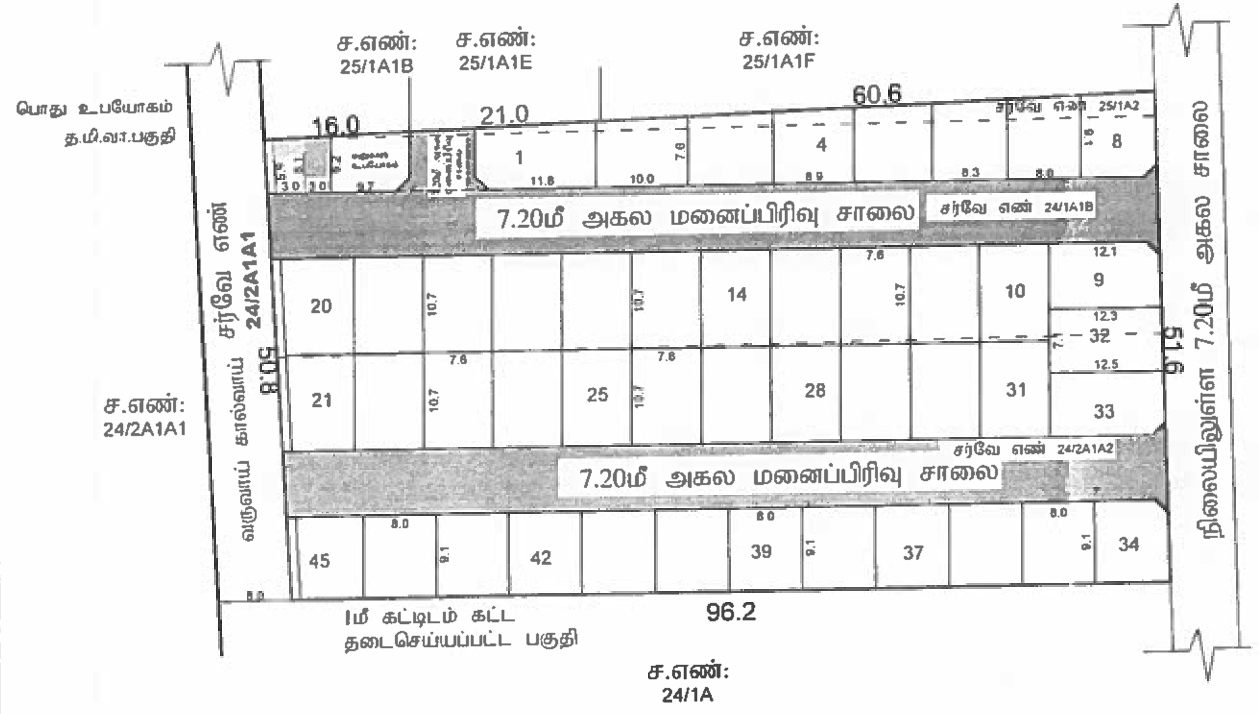
Conditions

1)Plots and Multiplication approved map Office of the Deputy Director of Urban Planning should be demarcated by boundaries All streets within the plot should be paved with gravel stones to the level and width as determined by the petitioner administrative authorities.In addition, the petitioner should provide the facilities such as proper bridges, sewers, drains, street lighting, etc. The petitioner should not make any changes in the size of the plot or changes in the areas of limited common use.
2) Corners of plots situated on street corner should be set with turn as per approved plan.
3) Any plot left in the approved map shall be used only for the construction of residential houses except plots selected for public purposes and shall not be used for the construction of buildings for personal use such as warehouses and non-residential premises.
4) No plot shall be altered or subdivided for a different use so as to alter the approved dimensions or layout.
5) Street lights as shown on the approved map shall not be less than 10 feet from the building limit No building or wall shall be erected on the street within the building limit within the plot.
6) Building should not be constructed more than 50 percent of the plot area.
7)Urban Development Department Legal Technical Approval (a) Granting of project approval does not confirm the ownership of the land on the applicant Technical approval of the documents submitted with the application of the applicant before granting the project approval Purchase deed Lease deed Patta Donation deed Public proof deed etc.
8) Panchayat Department is not an appropriate body to decide that any person/applicant who wants to purchase the property must separately assert his right over the property and if any other individual claims over it they can settle it before a court of competent jurisdiction.
9) Landslides should be leveled as much as necessary for laying the pavements and no ditches should be made by digging soil from the land.
10) The owners of the land should enter into an agreement in writing with the concerned panchayat union officer that the above mentioned house construction sites will be included in the sale deeds to control the seller and buyer of the plots.
11) In case of any situation where the in-principle approval for land license is affected, the in-principle approval for this division will be canceled without any prior notice.
12) Plot plan for which technical approval is to be given should be drawn on a concrete slab not less than 6 feet by 4 feet at the relevant place for public viewing.
13)Approved plot division map is attached herewith

Village

Validity unknown

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.02.26 20:51:52



Signature valid Signature valid

திருக்கழுக்குன்றம் ஊராட்சி ஒன்றியம்
மோசிவாக்கம் ஊராட்சி

மனைப்பிரிவு வரைபடம்

மாவட்டம்	—	செங்கல்பட்டு
வட்டம்	—	திருக்கழுக்குன்றம்
கிராமம்	—	மோசிவாக்கம்
நில அளவை எண்கள்	—	24/2A1A2, 2A1B, 25/1A2-ல் [illegible]
மனைப்பிரிவுக்கான	—	தொழில்நுட்ப ஒப்புதல் வரைபடம்.
அளவு	—	1 : 400 (1"=33')
கோப்பு எண்	—	BRCA7PL5
குறிப்பு	—	திட்டமில்லாத பகுதி
மனைப்பிரிவு இடத்தின் பரப்பு	—	1.21 ஏக்கர் (அ) 4917 ச.மீ
கோரிய மனைகள்	—	45
ஒதுக்கிய மனைகள்	—	45 மற்றும் [illegible] உபயோகம்
மனைப்பிரிவு இடத்தின் எல்லை	—	
நிலையில் உள்ள சாலை	—	

பொது ஒதுக்கீடுகள்:
உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்ட பகுதி:

பொது உபயோகம்	- 18.45 ச.மீ (0.53%)
தமிழ்நாடு மின்சாரவாரியத்திற்கு ஒப்படைக்கப்பட்ட பகுதி	- 18.90 ச.மீ (0.54%)
உத்தேச மனைப்பிரிவு சாலைகள் (ம) மூலைமுடக்குடன் சேர்த்து	- 1450.71 ச.மீ

		கட்டிட வரம்பு		மூலைமுடக்கு
9.0மீ (ம) 10.0மீ சாலைக்கு	—	3.00மீ	—	1.5மீ x 1.5மீ
7.20மீ சாலைக்கு	—	1.50மீ	—	1.5மீ x 1.5மீ

தானப்பத்திரம் எண்.3243/2023, நாள்.27.10.2023-ல் சாலை (ம) பொது உபயோகம் பகுதியினை ஒப்படைப்பு செய்யப்பட்டுள்ளது.

நிபந்தனைகள்:

[illegible]

சிறப்பு நிபந்தனைகள்:

[illegible]

ம.வ/ந.ஊ.து.இ(செ.மா)எண்: 229/ 2023

[illegible]

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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

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

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- 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
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.