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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024

Date: 3/14/24 4:34 PM

From:

Village Panchayat

No.3/156, OMR, Kazhipattur, Muttukadu

To :

M/s. Circle Point Ventures Private Limited, 6/65 A Type 83rd Street,3rd Main Road, Sidco Nagar,Villivakkam, Thiruvallur-600049. Ph.No: 9962585042. Email. gokulm@tvh.inOrder,

Online Application Number: SAMEZL0L

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union – Muttukadu Village Panchayat - acknowledging and Approving to an extent of 19150.00 sq.m in the Land Bearing S.F.No. 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B, 82/4A1E1- Residential Plots1to (1 –115) Technical Clearance issued by Assistant Director Town and Countary Planning Department (Planning Permission) - reg.

Ref :

1Town and Country Planning Department (Planning Permission) Roc SAMEZL0L/2024/TCP Date: 07/03/2024
2.The Sub Registrar, Office of the Sub Registrar Thiruporur Gifted No -4791/2024 dated- 02.03.2024
3.DTCP Approval No-47/2024
4.Resolution No.109 , Dated - 13.03.2024 / 2023-24, is granted unanimously
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 (BP), Thiruporur Panchayat Union.
6.Panchayat Secretary, Muttukadu Panchayat Office, Thiruporur Panchayat Union.

Body:

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Thiruporur Panchayat Union, Muttukadu Village Panchayat - acknowledging and Approving to an extent of 19150.00 sq.m in the Land Bearing S.F.No. 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B, 82/4A1E1- Residential Plots1to (1 –115) 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.47/2024 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 Muttukadu Panchayat with the document No:47/2024 dated:07.03.2024 registered at the Thiruporur Sub Registrar Office.
1.Layout Approval Fee - Rs.614620./- Transaction ID : 1bf66672-68a0-4c8f-b8c5-8804efed9142, Dated.12.03.2024.
2.Layout Inspection Fee - Rs.5000/- Transaction ID : 1bf66672-68a0-4c8f-b8c5-8804efed9142, Dated.12.03.2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Thiruporur Panchayat Union, Muttukadu Village Panchayat , extent of 19150.00 sq.m in the Land Bearing S.F.No. 77/5C2, 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B, 82/4A1E1- Residential Plots1to (1 –115) 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.SAMEZL0L/2024/TCP, Dated.07.03.2024 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.47/ 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 body is not permitted.

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

To.
M/s. Circle Point Ventures Private Limited, 6/65 A Type 83rd Street,3rd Main Road, Sidco Nagar,Villivakkam, Thiruvallur-600049. Ph.No: 9962585042. Email. gokulm@tvh.inOrder,

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 Gifted No -4791/2024 dated- 02.03.2024
3.DTCP Approval No-47/2024
4.Resolution No.109 , Dated - 13.03.2024 / 2023-24, is granted unanimously
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 (BP), Thiruporur Panchayat Union.
6.Panchayat Secretary, Muttukadu Panchayat Office, Thiruporur Panchayat Union.
7. Others.

MUTTUKADU PANCHAYAT RESOLUTION COPY

On 13.03.2024 in the month of March 2024, Wednesday at 11.00 am, the ordinary meeting of Muttukadu Panchayat members was held in the Panchayat Office.

Details if the actions taken in the meeting at that time are as follows.

President : Tmt SANGEETHA.P as Panchayat President.

12 Ward Members including the Panchayat President.

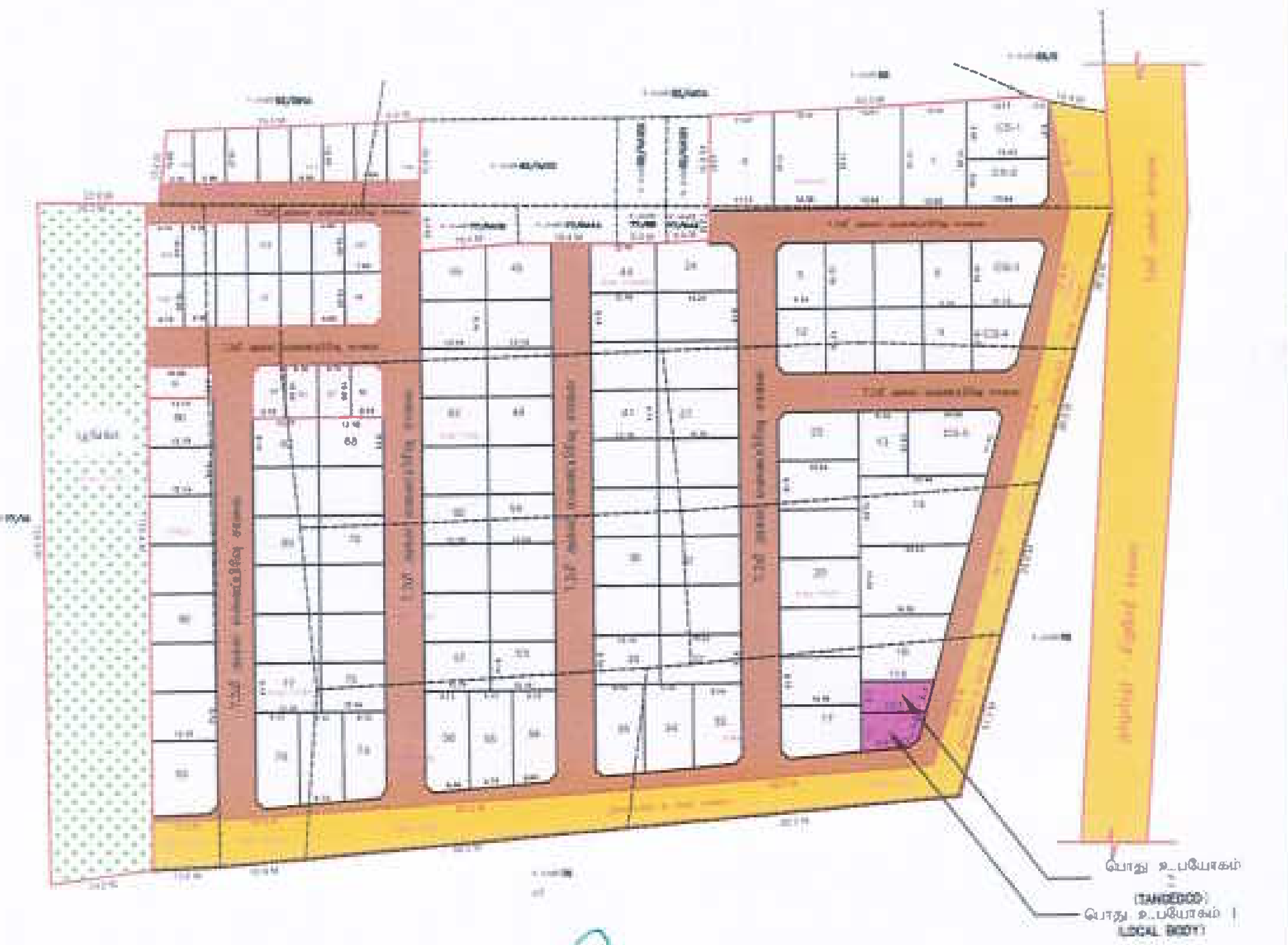
Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No. SAMEZL0L /2024, Dated.07.03.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 47/ 2024,, Seeking approval of the Council to grant approval subject to specified conditions.

Resolution : Resolution No.109 – Dated - 13.03.2024 / 2023-24, is granted unanimously.

Village

தலைவர்
முட்டுக்காடு முதல்நிலை ஊராட்சி
திருப்போரூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம் - 600 130.

Signature Not Verified
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.03.14 16:34:48



மாமல்லபுரம் உள்ளூர் திட்டக்குழுமம்
திருப்போரூர் ஊராட்சி ஒன்றியம்,
முட்டுக்காடு ஊராட்சி.
மனைப்பிரிவு வரைபடம்

[illegible]

SAMEZLOL

குறிப்பு:

[illegible]

ஒதுக்கீடு மனைகள் = 115 - Commercial plots (1 to 5)

[illegible]

உத்தேச மனைப்பிரிவு சாலையின் பரப்பு - 5089 ச.மீ

பொது உபயோகம் - 1 (LOCAL BODY) - 75.42 ச.மீ (0.53%) } 150.57 ச.மீ (1.07%)
பொது உபயோகம் - 2 (TANGEDCO) - 75.15 ச.மீ (0.53%)

[illegible]

நிபந்தனைகள்:

1. [illegible] செய்யப்படவில்லை என்றும், எந்த துறைக்கும் நில அர்ஜிதம் பற்றி மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உறுதி செய்து கொள்ள வேண்டும்.

2. அரசாணை நிலை எண்.18, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை நாள்.04.02.2019-ன்படி பூங்கா, சாலை [illegible] உரிமம் குறித்து உள்ளாட்சியே முழுப்பொறுப்பு என்றும் தெரிவிக்கப்படுகிறது.

3. சாலை அமைப்பு வரைபடத்தில் குறிப்பிடப்பட்டுள்ள மின்வாரியத்திற்காக (TANGEDCO) ஒதுக்கப்பட்டுள்ள இடத்தினை மின்வாரிய (TANGEDCO) பயன்பாட்டிற்காக இடத்தின் அளவுகள், பரப்பளவு ஆகிய விவரங்களுடன் குறிப்பிட்டு தானமாக தானப்பத்திரம் மூலம் மின்வாரியத்திற்கு ஒப்படைக்கப்பட வேண்டும்.

4. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (அ) மனைப்பிரிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் இம்மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.

5. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வாங்கும் ஒவ்வொரு மனுதாரருக்கும் [illegible]

6. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்வைக்காக சம்மந்தப்பட்ட இடத்தில் 6'0" x 4'0" என்ற அளவுக்கு குறையாமல் காங்கிரீட் பலகையில் வரைந்து வைக்கப்பட வேண்டும்.

7. The Local body should issue final approval only after obtaining certificate of confirmation from the union engineer/BDO that the roads actually laid to the standards of the local body.

8. மனைப்பிரிவில் அமையும் ஒப்படைப்பு செய்யப்பட்ட சாலைகளை தடை செய்யாமல் புழக்க சாலைகளாக நிலை நிறுத்தப்பட வேண்டும்.

9. (a) அரசாணை (நிலை) எண்.181, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை UD4(1), நாள்: 09.12.2020. (மற்றும்) அரசாணை (நிலை) எண். 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 04.02.2019 மற்றும் அரசாணை (நிலை) எண். 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 31.01.2020 – ல் கண்ட TNCDBR–2019 விதி எண்.47 (11) – ல் பகுதி மாநகராட்சி/நகராட்சி பகுதி களில் 'Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants' After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
(b) மாநகராட்சி/நகராட்சி அல்லாத பகுதிகளில் Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays the roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

10. குறைந்த வருவாய் பிரிவினருக்கான மனைகளை (EWS) 66,67,83-85,94-115 EWS = 27 மனைகளை மனைப்பிரிவு மனைஒருங்கிணைப்பு செய்யக்கூடாது.

சிறப்பு நிபந்தனை:-

[illegible]

தலைவர்
முட்டுக்காடு முதல்நிலை ஊராட்சி
திருப்போரூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம் - 600 130.

Validity unknown Signature valid

Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.03.07 [illegible]:58:35

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.03.14 [illegible]:45

ம.உ.தி.கு.(செமா)எண்:47/2024

[illegible]

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What land actually changed hands for around this plot, taken from the registered deeds.
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What you are allowed to build here: floor space, height, coverage and setbacks.
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- Patta and Chitta
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- 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.

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- Temple property check
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Every claim in this document traces back to a government record.

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- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.