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Layout Application - Final Approval Letter



Roc No: 02/2024

Date: 10/10/24 4:56 PM

From:

Village Panchayat

Vadakadambadi Panchayat & Village, Throwbathai Amman kovil Street, Thirukkazhukundram Taluk, Chengalpattu District

To :

M/s. LAZIZ VINIMAY LLP AUTHORISED BY SANSKAR SURANA,
NO.94, MC ROAD, OLD WASHHERMANPETPET,
Purasawakkam – Chennai -600021

Online Application Number:

0JTKVHH7

Sir/ Madam,

Sub :

Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District Formation of Layout to an Extent of 4921.00 sq.m in the Land Bearing S.F.No. 109/3, 4 and Owner use no.03 and 04 in Already Approved Unauthorised Layout PP no.L.P/MLPA (CD) No.15 (R)/2021) in S.no. 295/5pt, 7pt, 8pt and 295/9Pt of Vadakadambadi Panchayat, Perumaleri Village, Thirukazhukundram Panchayat Union, Thirukazhukundram Taluk of Chengalpattu District – Planning Permission issued - Final Approval

Ref :

- 1.G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004
- 2.G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017
- 3.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017
- 4.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
5. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
- 6.G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020
- 7.Road pattern plan approved by the District Town and country planning Office, dated: 29.06.2024
- 8.Gift deed document No.7178/2024, Dated.06.09.2024 Uploaded by the Applicant M/s. LAZIZ VINIMAY LLP AUTHORISED BY SANSKAR SURANA, dated.18.09.2024.
9. Application (Reference No. 0JTKVHH7) received through Single Window Portal, from M/s. LAZIZ VINIMAY LLP AUTHORISED BY SANSKAR SURANA, dated.20.08.2024

Body:

Order

Acts of the Deputy Director Urban Development (P) Chengalpattu Zone vide vide 1 No. 0JTKVHH7/2024/TCP Dated. As on 27/09/2024 Total Plots 01 to 44 in Survey Nos. 109/3, 4 of Vadakadambadi Panchayat Perumaleri Village in Chengalpattu District Thirukkalukunram Panchayat Union Vadakadambadi Panchayat Perumaleri Village as on 27/09/2024 In-Principle Plot Approval has been granted for the residential plot located at the site bearing L.P/MLPA (CD) No.202/2024 and subject to conditions.

The President has surveyed the above plot division and submitted a report on 08.10.2024 accepting it Chengalpattu District Thirukkalukunram Panchayat Union Vadakadambadi Panchayat Perumaleri Village Survey Nos. 109/3, 4 - Total Plots 01 Area of first 44 plot is 4921 sq.m Area permission fee total Rs.49000/- (Rupees Fourty Thousand only) paid to Vadakadambadi Panchayat on 08.10.2024. Based on this, Executive officer / Village Panchayat President, Vadakadambadi is numbered 02/2024-2025 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

Signature valid Village

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.10.10 16:56:46





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