

House and land packages - How it works

Buying a plot of land and building a house on it is a dream for many of us.

Plots are scarce in main cities, though you can still get a good piece of land in the peripheries of the cities.

Buying land and building home may sound simple and straightforward, but the process is far more complex than you might think.

We're working under the assumption that you plan on purchasing land and building a home afterwards on your own, but you also have the option of allowing a builder to buy the land, build the home and sell it to you. This is a sort of turn-key, "package" deal that many homeowners consider when having a new home built.

- Where to find vacant land
- How to know if land is buildable

In theory, finding vacant plot anywhere in Chennai is easy. At plotsvillas.com, we can help you find land that meets your needs and budget, or you can search for our vacant plot listings page on our online portal.

While buying an apartment, one does not have to worry about hiring an architect, seeking approvals from local bodies and dealing with contractors. The developer takes care of these things and hands you the house where you can start living immediately.

You also do not have to worry about things such as government plan approvals, Architectural plans, and complete building construction works etc. You get these services as well as guidance from us.

Building on vacant plot is not quite as simple as you might think. Some plots are buildable, while others are not. Subdivision regulations, building codes and permits will partly determine whether or not your plot is buildable.

CMDA / DTCP, Local building approval Authority regulations will also need to be taken into consideration. Regulations regarding, wetlands, patta, chitta, revenue department records and other more complex issues may prevent you from being able to build on a piece of land. Before making an offer on a piece of land, you need to ensure that you do your homework to ensure that the plot is buildable from both a legal and practical perspective.

Build within a land that's legally yours. To be sure, hire a good builder to determine the size and bounds of the plot on which you plan to build a house. This will save plenty of headache and will make sure to prevent a potentially costly lawsuit should you accidentally built a structure on somebody else's land.

This involves getting an architect, an engineer or a contractor, and an interior decorator or designer. "People are good at what they do," so it's best if you let other professionals do their job."

Architects, for instance, are great in designing an impressive structure when looked from the outside, but they do average when asked to do interiors, on which case interior designers are best for the job. Also, don't scrimp on contractors. Since we involve all this professionals in working with you on building your dream villa it is a lifetime experience.

The supply-and-demand equation also works in favour of plots as land becomes scarcer. The value of plots generally rises faster than that of apartments. Also, age does not affect a land parcel, but a structure becomes dilapidated with time. So that is why you have opt for “**House and Land packages**” from us.