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Layout Application - Final Approval Letter

Roc No: Roc No: 1/2024.
Resolution Number:
212/28.08.2024

Date: 9/28/24 12:08 PM

From:

Village Panchayat

Boganallur

To :

Tmt. T. Thirumalaivadivu,
W/O, R.Thirumalaikumar,
1/114 Pillayar kovil Street,
Shenbaganallur,
Boganallur village,
Kadayanallur (Taluk)
Tenkasi (District)
Pin Code: 627751.

Online Application Number: MIKQN6KU

Online Application Number: MIKQN6KU/22/06/2024

Sir/ Madam,

Sub :

Sir /Madam,
Sub: Residential Layout – District Town and Country Planning office – Tenkasi District, Kadayanallur Taluk , Kadayanallur panchayat union – Boganallur panchayat – Survey No : 532/1B – extend of 7611.oo sq.m (1.88 acres) Residential Plots – Final Approval issued by The President Boganallur Village Panchayat (Planning Permission) – Reg.

Ref :

Ref:
1. Applicant Tmt. T.Thirumalaivadivu, Application Ref No: MIKQN6KU, Dated: 17.05.2024.
2. District Town and Country Planning office, Tenkalsi District Letter No: MIKQN6KU/2024/TCP (Road Pattern Issued on dated 08.06.2024)
3. G.O (MS) No. 79, Housing and Urban Development Department, Dated: 04.05.2017
4, NOC From the Joint Director, Agriculture Department, Tenkasi District Letter No: Ni4/8886/2023. Dated : 09.11.2023
5. NOC From the Executive Engineer Agricultural Engineering Department. Tirunelveli District Letter No A1/5136/2023. Dated: 24.01.2024.

6. NOC From the Office of the Assistant Director, Department of Geology and Mining, Tenkasi District Letter No: M1/02/2024. Dated: 18.01.2024.
7, NOC From the District Forest Officer and Wildlife Warden, Tirunelveli District,
Letter C.No. 9522/2023/D. Dated: 13.02.2024
8. NOC From the Tahsildar, Kadayanallur. Letter No: KNRTLK/2086/2023-B1,
Dated: 06.10.2023
9. NOC From Revenue Divisional Officer, Tenkasi District Letter NO: Muu.Mu. A1/5844/2023, Dated: 08.12.2023.
10. Circular from the Director of Town and Country planning, Letter Roc No: 19799/2020, Dated : 24.12.2020.
11. Applicant Tmt. T. Thirumalaivadivu, Application Ref No : MIKQN6KU, Dated : 17.05.2024.
(Gift deed document No : 2116/2024, Dated : 19.06.2024. (LOCAL BODY) & (TANGEDCO)
12. G.O. 138, Housing and Urban Development Department, Dated: 04.06.2004.
13. G.O. 18, Department of Municipal Administration and Water supply, dated: 04.02.2019 and G.O. 16 Department of Municipal Administration and Water supply, Dated: 31.01.2020.
14. G.O. 141, Housing and Urban Development Department, Dated: 23.09.2020.
15. G.O. 181, and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
16. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
17. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated: 08.09.2017.
18. Circular from the Director of Town and Country planning, ROC No. 320/2022/TCP3,
Dated: 07.01.2022.
19. Dement Payment request Online application No. MIKQN6KU, dated: 22.06.2024 (requiring payment of OSR Fees and centage fee).
20. Applicant Tmt. T.Thirumalaivadivu, Application ref No: MIKQN6KU, Dated: 22.06.2024.
21. Circular from the Director of Town and Country Planning ROC NO. 4367/2019/TCP2,
Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

Body:

Body:
Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Kadayanallur Union, Boganallur Village Panchayat, and Approving to an extend of 7611.00 sq.m in the Land Bearing Survey No: 532/1B from 1 to 48 Residential Plots and Layouts, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP / DTCP / TENKASI / LAYOUT APPROVAL No 22/2024 subject to special condition and technical clearance and local authority.
2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission), Tenkasi 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 onsite 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 to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Boganallur Village Panchayat with the document No : 2116/2024, Dated: 19.06.2024 Registered at the kadayanallur sub–Register Office.
3. According to the ordinance in Reference 12, 3% market value fee for Residential layout plot Rs. 3,63,300/- Payment Transaction ID: 14f20095-65a7-47d7-bbae-7541a8c86de0
Dated: 09.09.2024.
4. Layout Approval fee Rs.2,10,000/- Payment Transaction ID: 14f20095-65a7-47d7-bbae-7541a8c86de0. Dated: 09.09.2024.
5. Layout plot fee (from 1 to 48 plots) – Rs.48,000/- Payment Transaction ID: 14f20095-65a7-47d7-bbae-7541a8c86de0. Dated: 09.09.2024.
6. Layout Inspection fee RS.1000/- Payment Transaction ID: 14f20095-65a7-47d7-bbae-7541a8c86de0. Dated: 09.09.2024.

Therefore, Subject to Specific Conditions, Tenkasi district, Kadayanallur panchayat Union, Boganallur Village Panchayat, extent of 7611.00 sq.m in the land bearing Survey No: 532/1B from 1 to 48 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

Country Planning Department ROC No: MIKQN6KU, dated: 22.06.2024 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above-mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO: 22/2024. Planning Permission No: 1/2024 All the special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.

3. 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.

4. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

5. Construction of high voltage / low voltage power line for plots to the plots to be sold by applicant through the reserved area of public or open space handed over to 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.

6. When the appeal is decided, it is considered that the amount is missing in the panchayat audit and the amount considered as deficiency in the audit should be paid by the Applicant.

President,

Boganallur Village Panchayat.

To,

1. Tmt. T. Thirumalaivadivu , 1/114 Pillayar Kovil Street, Shenbaganallur, Boganallur Village, Kadayanallur Taluk, Tenkasi District pin – 627751.

Copy to,

2. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department, Tenkasi .

3. Kadayanallur Sub Register, Kadayanallur Office, Tenkasi District,

4. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi .

5. The Assistant Director, Department land Survey and Records, Tenkasi District.

6. Block Development Officer (VP) , Kadayanallur Panchayat Union , Boganallur Village Panchayat, Tenkasi District.

7. I am

8. Panchayat Secretary, Boganallur panchayat office, Kadayanallur panchayat union.

Boganallur Panchayat Resolution copy on 28.08.2024 in the month of August 2024 , Wednesday at 10.00 am the ordinary meeting of boganallur panchayat member was held in the panchayat office. Details if the action taken in the meeting at that time are as follows Chairman Tmt. S. Guru Shanmuga Priya Panchayat President and 9 ward members including the panchayat president. Tenkasi District, Joint Director, / Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: MIKQN6KU Dated 22.06.2024 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 / TENKASI / LAYOUT NO: 22/2024 and Planning Permission NO: 22/2024 Seeking Approval of the Council to grant approval subject to specified conditions.

Resolution: Resolution No.212/28.08.2024 / 2024-25, ROC No. 1/2024 - 2025 is Granted unanimously. .

Boganallur Village Panchayat,

Kadayanallur Panchayat Union

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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