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Layout Application - Final Approval Letter

Roc No: E36TF72J

Date: 11/5/24 4:03 PM

From:

Village Panchayat

Panchayat Office, Kanthasarapatty, Karur - 639 005

To :

R VAIRAMUTHU
D NO- 10/81 VELLAPATTI
KARUR,KARUR
DISTRICT,,Vellapatti,Kadavur,Karur,62130

Online Application Number: E36TF72J

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Mookanankurichi Village, Village Panchayat/ Village, S.No:194/1F1F -of- Extent of 2606.00sqm (RAJALINGAM NAGAR)

Ref :

1.Applicants Mr. R.Vairamuthu
2.Application (Reference No: E36TF72J) received through Single Window Portal from Mr.R.Vairamuthu
3.District Town and country planning Office,Karur District Letter No. E36TF72J(Road pattern issued)
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9. Mookanankurichi Village Panchayat Office Demand payment for
i)Layout Approval Fees =67430.00
ii)Layout Inspection Fees 14000.00

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Mookanankurichi Village, Village Panchayat/ Village, S.No:194/1F1F -of- Extent of 2606.00sqm ,
Final order issued
Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporation areas: 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) Other than Municipal/ Corporation areas: 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 tar 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
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas S.F.No subdivision
in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate
(Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to
purchase in any manner any plot,
apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The
applicant has requested to follow the protocols as per instruction given by TNRERA
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been
Body:
requested to collect Rs.1000 as
scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final
approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non Taxation fees - 09
Collections (DPC: 0217-60-800-AS 22709)
5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.11.05 16:03:59



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Compliance & Special Services

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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

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