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Layout Application - Final Approval Letter

Roc No: 330/2024 Date: 3/25/25 3:15 PM

From:

Executive officer

1A, planiyandavar kovil street Gopalasamudram

To :

Thiru.Mohideen Badhusha Owner
Thiru.U.Mohamed Aarif & Abdulmalik (POA),
2B/A/6D, Mohamed Nagar 1St Street,Palayamkottai
Tirunelveli -627005
Online Application Number : 2KOW9XCA

Online Application Number: 2KOW9XCA

Sir/ Madam,

Sub :

Residential Layout- Tirunelveli District, Cheranmahadevi Taluk, Gopalasamudram Town Panchayat, Pirancheri Revenue Village, Ward No.14, PSN Nagar College road area, S.F.No. 55/2A, 56/1 - Extent of 8510.00 sq.m (2.10 Acre)- Residential planning approval has been granted for the proposed residential Subdivision in the area. Regarding final approval by Gopalasamudram Town Panchayat.

Ref :

1. Thiru.Mohideen Badhusha Owner Thiru.U.Mohamed Aarif & Abdulmalik (POA), 2B/A/6D, Mohamed Nagar 1St Street,Palayamkottai, Tirunelveli-627005 Application No. 2KOW9XCA, Dated :- 28.06.2024
2. Proceeding of Tirunelveli District Joint Director of Town and Country Planning Roc No. 2KOW9XCA/2024/TCP/2024/TCP, Dated: 25.07.2024
3. Gopalasamudram Town panchayat Council Permission Resolution No. 327/2025, dated : 28.02.2025
4. Applicants Thiru. Mohideen Badhusha (Owner) Thiru.Mohamed Aarif & Abdulmalik (POA) Letter, Dated: 14.02.2025 (Payment of 43 Plots Scrutiny Fee, Vacant Land Tax, Library Cess, Regularization Fess , Street Light Electricity Board demand, Flag Day Fund, Security Deposit and Land Use Conversion Charges Payee Concern E Chellan).
5. G.O. No. 138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.No. 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O. No.16 Municipal Administration and Water Supply Department , dated: 31.01.2020
7. G.O. No. 141, Housing and Urban Development Department, Dated: 23.09.2020

8. G.O. No. 181, Housing and Urban Development Department, Dated: 09.12.2020

Body:

The applicant sought permission from the Gopalasamudram Town Panchayat to set up a Residential Subdivision in the area. Thiru.Mohideen Badhusha Owner Thiru.U.Mohamed Aarif & Abdulmalik (POA), 2B/A/6D, Mohamed Nagar 1St Street,Palayamkottai, Tirunelveli-627005 applied through the website, and according to the letter of the Joint Director of Town and Country Planning Department, Tirunelveli District , and Ward No.14, PSN Nagar College Road , Pirancheri Village S.F.No. 55/2A, 56/1 - Extent of 8510.00 sq.m (2.10 Acre). Technical approval has been given for dividing the plot into 43 plots in the area. Borough Council Resolution No.327/2025, Dt: 28.02.2025 to grant final approval for subdivision. A certificate has been issued by the Junior Engineer stating that the development works requested by the applicant through the Town Panchayat, such as Providing BT Road, drainage construction, construction of an overhead water storage tank (PVC) , installation of water supply pipes, and installation of street lighting, have been properly completed. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given

Terms and Conditions

1.) Final approval is granted subject to special conditions and plot conditions as found in Annexure.

2.) Any land owned by the Town Panchayat and other Government Departments shall not be included in

after the audit ban is cleared.

18.) In case of building construction in this plot, proper building license/permission should be obtained separately from the town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly

19.) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

20.) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction

21.) This order is not applicable if the applicant has attached false documents

22.) If any complaint is received against this guarantee and proved with sufficient evidence, this order will

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.03.25 15:15:07



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

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Compliance & Special Services

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



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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

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Vastu & Property Management Tools

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

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