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Layout Application - Final Approval Letter



Roc No: FILE NO :11/2024
APPROVAL
NO:82/2024

Date: 12/30/24 11:30 AM

From:

Village Panchayat

Pudupalapattu

To :

Mr.P. Meganathan and A.Thirunavukarasu,
No.2, Kosapadi Road,
Arasambattu Village,
Sankarapuram Taluk,
Kallakurichi- 606 401.

Online Application Number:

3R1I9AG4

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District – Sankarapuram Taluk – Sankarapuram Panchayat Union – Pudupalapattu Panchayat and Village – Comprised in Survey Nos.334/8B3, 334/10 which have an extent of 1.14.5acre (or) 4644.00 Sq.m -Final Approval Reg,

Ref :

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Kallakurichi District –Sankarapuram Taluk – Sankarapuram Panchayat Union –Pudupalapattu Panchayat and Village – Comprised in Survey Nos.334/8B3, 334/10 which have an extent of 1.14.5acre (or) 4644.00 Sq.m. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 25.11.2024. Further the applicant has gift deed

the road space areas has been handed over to the concern local body on 03.12.2024. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/KALLAKURICHI/APPROVAL NO.118/2024 and enclosed with 8 sets of original maps and gift deed documents has been forwarded with it for further action.

2. Further, after the Patta is given by the Survey, it is requested to send a copy of the conditions to this office.

3. After the approval of the Panchayath President. It is requested to send the approved

residential layout map to the concerned registration department office and land survey department for information and appropriate action.

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

6. As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the applicant has paid Guide Line Value.

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 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 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 areas survey number, sub-division in favour concern Panchayath.

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

Body:

COPY TO

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

2. The Sub-Registrar,
Sankarapuram Registrar Office,
Kallakurichi District.

3. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

4. The District Collector,
District Collectorate Office,
Kallakurichi District.

5. The Assistant Director (Panchayats),
Kallakurichi District.

6. The Tahsildar,
Sankarapuram Taluk,
Kallakurichi District.

Enclosure

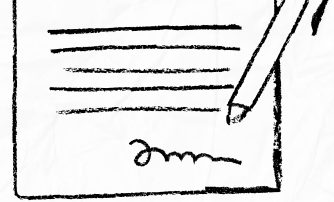
1. Layout original map and Condition

Village

Signature valid

Signed by: Village Panchayat President
Location: Kallakurichi
Date: 2024.12.30 11:30:59





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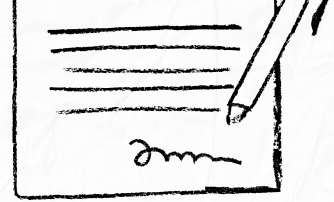
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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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