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Layout Application - Final Approval Letter

Roc No: ROC .NO. UXPEON4G/2024-SWP/2024/TCP DATE :24/12/2024

Date: 2/7/25 3:31 PM

From:

Village Panchayat

PATHINETTANKUDI

To :

B VIJAYAKUMAR S SIVASOMAIAH AND B RAJESH
11, THIRUVALLUVAR STREET, KK NAGAR, ALAVANDHAN, MADURAI - 625020,Madurai,Madurai,Madurai,625020

Online Application Number: UXPEON4G

Sir/ Madam,

Sub :

MADURAI DISTRICT - MELUR TALUK - MELUR PANCHAYAT UNION PATHINETTANGUDI VILLAGE PANCHAYAT LAYOUT APPROVAL FINAL APPROVAL FOR THE PLOT AREA OF 0.99 ACRES (4004.00 SQ.M) IN PATHINETTANGUDI VILLAGE PANCHAYAT SURVEY NO.158/2A, 3A LAYOUT FINAL ORDER ISSUED - REGARDING

Ref :

Town and Country Planning Department(Planning Permission)
ROC .NO. UXPEON4G/2024-SWP/2024/TCP DATE :24/12/2024

Body:

MADURAI DISTRICT - MELUR TALUK - MELUR PANCHAYAT UNION PATHINETTANGUDI VILLAGE PANCHAYAT
SURVEY NO.158/2A, 3A PLOT AREA OF 4004.00 SQ.M (0.99 ACRES) IS ORDERED TO GIVE FINAL APPROVAL FOR PLOTS 1 TO 27 . ALL THE PLOTS ARE SUBJECT TO CONDITIONS FINAL APPROVAL
TERMS AND CONDITIONS
1.ALL THE ROADS OF THE SUBDIVISION SHALL BE TAKEN UP FOR THE DEVELOPMENT OF THE

RELEVANT LOCAL BODY AS PER THE LOCAL BODY LAWS IN THE PRINCIPLE SUBDIVISION APPROVAL MAP. FURTHERMORE THE LOCAL BODY SHALL TAKE OVER MAP WILL BE SENT TO THE CONCERNED TALUK AUTHORITIES AND APPROPRIATE ENTRIES WILL BE MADE IN THE REVENUE DEPARTMENT RECORDS WITH

Terms and Conditions

1. All the roads of the subdivision shall be taken up for the development of the relevant local body as per the local body laws in the principle subdivision approval map. Furthermore. The local body shall take over the road section shown as the access road from the public road to the land where the applicant's subdivisions are located.
2. The allotment areas, plot map and donation bond copies along with the OSR of the plot map will be sent to the concerned Taluk authorities and appropriate entries will be made in the revenue department records with the subdivision.
3. This approval is applicable only to specific plots, separate application for building plan permission and borewell construction permission should be made and the appropriate fee paid.
4. No changes should be made to the plot plan approved by the Local Planning authority without the permission of this office.
5. The Town and country Planning Department does not confirm the land Title in the name of the applicant by giving in-principle approval. If any other individual claims the right, the Town Planning Department is not the appropriate body to decide this, nor is the Panchayat or Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2025.02.07 15:31:58

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 29/01/2025

Applicant Name : B VIJAYAKUMAR S SIVASOMAIAH AND B RAJESH

Application No : UXPEON4G

Fees Type : Demand Fees

Receipt Number :

Transaction ID : 3529eec3-1ac9-44dc-a0bc-37a73a04e8d0

Purpose

S.No	Description	Amount
1	Layout Approval Fees	21700.00
2	Layout Inspection Fees	1000.00

Total Amount : 22700

Amount In Words : Rupees Twenty Two Thousand Seven Hundred Only

With Regards,
DTCP



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

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