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Layout Application - Final Approval Letter

Roc No: 05/2024-25
Date:06.12.2024

Date: 12/6/24 1:31 PM

From:

Village Panchayat

Sillamarathupatti

To :

1.J.Kanneeswaran,
D.No9-1-29, north street, vayalpatti,
Theni District.
2.Block Development Office (VP)
Panchayat Union,
Bodinayakanur,
Theni Dt.
3.The Tahsildar,
Bodinayakanur Taluk,
Theni District,
4.The Assistant Director,
Town and Country Planning office,
Allinagaram
Theni

Online Application Number: L64ACXVE

Sir/ Madam,

Sub :

Residential Layout-Theni District, Bodinayakanur Panchayat Union, Sillamarthupatti Panchayat B.Ammapatti Village, S.No-38/2B1 and 39/1B1A site extent of 2245sqm-Technicl Clearance issued-Forwarded for further action-Reg

Ref :

1.Applicant Thiru.Kanneswaran, Online application No.L64ACXVE, Dated :14.10.2024
2.District Town and country Planning office, Theni District Letter No.THENI/L64ACXVE/2024/TCP (Road Patten issued Dated:19.11.2024)
3.The Joint Director, Agriculture department, Theni District letter No.T1/7676/2024, Dated:04.11.2024
4.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, DatedL24.12.2020
5.Applicant Thiru.C.J.Kanneshwaran, letter dated:25.11.2024 (local Body Gift deed document no:6048/2024, dated:2211.2024 ad TANGEDCO gift deed document no:6049/2024. dated:

22.11.2024)
6.G.No:79, Houding and Urban Development Department, Dated:04.05.2017
7.G.O.138, Housing and Urban Development Department, Dated:04.06.2004
8.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
9.G.O,141 Housing and Urban Development department, Dated:23.09.2020
10.G.O.181, Housing and urban development department dated:09.12.2020
11.Government Letter No:19113/Nov4 (3)/2017-1, Housing and Urban Develpment department, dated:30.08.2017
12.Circular from the Commissioner of Town and country planning letter No:13686/2017/LA1, dated:08.09.2017
13.Circular from the Director of Town and Country Planning, Roc No:320/2022/TCP3, dated:07.01.2022
14.Applicant Thiru.C.J.Kanneshwaran, letter dated:25.11.2024 (payment of OSR amount centage fee, Development charge fee and Sub Division Charges paid)
15.Circular from the Director of Town and Country planning Roc.No:4367/2019/TCP2, Dated:14.10.2019 and 14.08.2021
16.G.O.141 Housing and Urban and development (UD4(1) Department dated:28.02.2024 (Tamil Nadu Gazette Norificanion No:28, Part-II, Sec-2, dated:10.07.2024 (Development charges)
17.The Director of Town and Country Planning D.O.Letter Roc.No:29503/2023/NPD, dated:30.07.2024 (Regarding Development Charges Collection)

Body:

As Per The Above letter, I Have Applied for a Technical settlement permit for A Total Area of 2245 Sq.M. in Theni District Bodinayakanur Panchayat Union Sillamarathupatti Panchayat, B.Ammapatti Revenue Village Survey Nos-38/2B1 and 39/1B1A site Extent of 2245. in continuation of This, according to the letter of Assistant Director of Town and country Development Department, Roads, Park Land, Land for Local Government Use and Land for Electric Power Plant Have Been Registered and Handed Over to the Panchayat Through Donation. Also, it Has been postponed to Pay the survey fees and land use fees due to the Panchayat and Give Final Approval After payment. Land use Charges Have been paid as per the Letter. The Applicant Has also paid the permit fees Payable to the Panchayat. The Basic facilities Required by the Panchayat (Tar Rod, Draninge, street lights, Drinking water Facilities, etc) are to be provided by the applicant subject to the Conditions that the Total Area in Sillamarathupatti Panchayat Bodinayakanur Revenue Village Survey Nos: S.No:38/2B1 and 39/1B1A Site Final Approval is Granted For The Development of a Techinical Estate With An Area of 2245 sq.meters. in the event that you give any false of false information, after obtaining this permission quarantee, in the future, in the event that you come to this municipality immediately without any notice this permit guarantee will be canceled and appropriate action will be taken against them and they are hereby informed that the permit guarantee obtained from the local authority is not vaild

Village



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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.



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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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