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Layout Application - Final Approval Letter

Roc No: Roc.No.191/2024/A2, Layout Approval No.02/2024-2025

Date: 8/29/24 2:11 PM

From:

Executive officer

13,Anna Nagar, Thadicombu Tp,Thadicombu,Dindigul West(Tk),Dindigul (Dt),624709

To :

Mr.V. Shanmugam and Mr.K. Manikandan,
Door No.4/610,
Dindigul West,
Chettinayakkanpatti,
Arunachalam Nagar,
Dindigul - 624004.

Online Application Number: HVHJXKAL

Sir/ Madam,

Sub :

Layout – Town Panchayat Administration - Dindigul District –Thadicombu Town Panchayat –Thadicombu Revenue Village - S.F.No. 1663/1A1 Extent of 2.25 Acre or 9117.00 Sq.mtr - Technical Sanction and Planning Permission accorded from Dindigul Local Planning Authority – Issue of Final approval by Town Panchayat for 37 Nos. Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Mr.V. Shanmugam and Mr.K. Manikandan, Door No.4/610, Dindigul West, Chettinayakkanpatti, Arunachalam Nagar, Dindigul - 624004 Online Application. HVHJXKAL, Dated : 29.03.2024.
2. Joint Director /Deputy Director / Assistant Director, Town and Country Planning Office, Dindigul Letter No. HVHJXKAL, Dated : 08.04.2024. (Road Pattern approved).
3. Applicants Mr.V. Shanmugam and Mr.K. Manikandan Donation Deed Document No.2785/2024 and 2789/2024, Dated : 10.04.2024.
4. Joint Director /Deputy Director / Assistant Director Town and Country Planning Office, Dindigul Approved Roc.No. HVHJXKAL/2024/TCP, Date : 25.04.2024 (Technical Sanction No.84/2024).
5. Thadicombu Town Panchayat Council Resolution No.357/2024. Dated:28.08.2024.
6. Special and Important Condition laid in this Office Letter Roc.No.191/2024/A2, Dated : 28.08.2024.

7. Agreement of Mr.V. Shanmugam and Mr.K. Manikandan Dated : 28.08.2024.
8. Connected Records.

Body:

Mr.V. Shanmugam and Mr.K. Manikandan, Door No.4/610, Dindigul West, Chettinayakkanpatti, Arunachalam Nagar, Dindigul - 624004. Vide Ref No.1 cited have requested Residential Layout permission for their layout situated in Dindigul District, Thadicombu Town Panchayat, Thadicombu Revenue Village S.F.No 1663/1A1 Extent of 2.25 Acre or 9117.00 Sq.mtr. The Joint Director / Deputy Director / Assistant Director, Director of Town and Country Planning, Dindigul in his letter cited in Ref No.2 has intimated to handover the proposed Roads, Parks and Other Public Places in S.F. No's stated above as shown in the Road Layout Map to the Executive Officer, Thadicombu Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, Thadicombu Town Panchayat vide Dindigul No.2 Joint Sub Register Office Document Registration No.2785/2024 and 2789/2024, Dated : 10.04.2024 handed over. The Joint Director / Deputy Director of Town and Country Planning, Dindigul has accorded Layout approved Technical Sanction No.84/2024 for the Residential Layout vide Ref No.4. The Town Panchayat Council has given consent vide Ref No.5 its Resolution No.357/2024, Dated:28.08.2024 for Residential Layout (37 Plots) in Thadicombu Revenue Village is S.F.No. 1663/1A1 Extent of 2.25 Acre or 9117.00 Sq.mtr. As per Tamilnadu Combined Building Plan Rules – 2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by Thadicombu Town Panchayat Resolution No.357/2024, Date: 28.08.2024, Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE – I.

Details : (1). Area of the Layout. Extent of 2.25 Acre or 9117.00 Sq.mtr. (2) Area of Roads 2550.91 Square Meters, (3) Area of Park 656.61 Square Meters (4).General Provision for Local Government Public Purpose 36.60 Square Meters, (5). The allotment area to TANGEDCO is 36.60 Square Meters, (6). The Extent of Net Plots area is 5836.28 Sq.mtr (6). The Number of Approved Plots is 37. Plot No.1 to 37

Executive officer



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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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