Layout Application - Final Approval Letter

Roc No: 201/2024/A2 Date: 2/7/25 2:21 PM

From:

Executive officer

No.70, Park Street, Kattuputhur, Thottiyam Taluk, Tirchy District - 621207

To :

Tmt.S.Jeniferrani & Balasubramaniyan,
14H(7), Amman Nagar, Thanner Pandhal Medu,
Paramathivelur, Pothanur,
Namakkal - 638181

Online Application Number: Q0JUXDWF

Sir/ Madam,

Sub :

Residential Layout Approval - Tiruchirappalli District - Kattuputhur Town Panchayat - Kattuputhur Villlage S.F.No: 43/1A1A, 1A1B, 1A1C - Site extent of 5532.00 Sqm - Technical Clearance issued by DTCP – Final Approval given by Local Body - Reg

Ref :

1. Applicant Tmt.S.Jeniferrani & Balasubramaniyan , 14H(7), Amman Nagar, Thanner Pandhal Medu, Paramathivelur, Pothanur, Namakkal received via Single Window Portal, Ref no.Q0JUXDWF/27412/2024/TCP, Dated:08.05.2024
2. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
3. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017
4. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
5. Gift Deed Document No.1483/2024, Dated:19.06.2024
6. Sub Register, Kattuputhur Letter No.325/2024. Dated: 05.08.2024.
7. Kattuputhur Town Panchayat Demand Request Letter, Dated:09.01.2025
8. Land Use Conversion Charges Paid via E-Challan No.20250203008350 , Dated: 03.02.2025
9. Misc Charges Paid to Town Panchayat via Single Window Portal on 01.02.2025.
10. Thasildar, Thottiyam NOC Letter No.A2/4862/2024. Dated:03.01.2025
11. Kattuputhur Town Panchayat Council Resolution No.332 Dated:09.01.2025

Body:

Order:-

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 5532.00Sqmt at Kattuputhur West Village SF No. 43/1A1A, 1A1B, 1A1C The technical approval has been granted online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.163/2024.

With Reference to the letter 5th cited the roads and public utility areas have been allocated to the Town Panchayat under this Layout and Gift Deed Document have been handed over to the Town Panchayat. Further, basic facilities such as drains, roads, small bridge and street lights have been constructed in this Layout. An NOC certificate has been issued by the Taluk Officer, Thotthiyam via the Reference to the letter 10th cited regarding the location of the above Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in reference 8th Letter cited has been paid in the Government account on 03.02.2025. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 01.02.2025. A copy of the challan for the same has been received as per the details given in reference 9th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account and Town Panchayat Account.

1. Paid to the Government head (3% of the market value) - Rs.62,370/-

2. Paid to the Town Panchayat Account

I. Scrutiny Fee - Rs.22,000/-

II. Inspection Fee - Rs.5,000/-

III. Vacant land Tax - Rs.4,64,290/-

IV. Library Tax - Rs.46,429/-

V. Miscellaneous Fees - Rs.1,00,000/-

Allocation details of approved plot

1. Area of the Layout - 5532.00 sqmt

2. Area of Layout excluding road and Corner brackets (As per the map) - 4030.83 sqmt

3. Roads and Corner brackets Handed over to Local body - 1501.17 sqmt

4. Handed over to TNEB (Electrical Use) - 37.42 sqmt

measurements.

9. At the place where the Layout has been approved, the layout approved order No and date of the council

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2025.02.07 14:21:17