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Layout Application - Final Approval Letter

Roc No: P7IG5967/THOOTHU KUDI/2024/TCP

Date: 12/16/24 3:28 PM

From:

Village Panchayat

Puliyankulam Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block

To :

G Marichamy, 2/130,MIDDLE STREET,VADAKKUPPATTI,THOOTHUKU DI-627713,,,Vadakkupatti,Kovilpatti,

Online Application Number: P7IG5967

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk –
Kuruvikulam Panchayat Union - Puliyankulam Panchayat – Puliyankulam Village – S.F.No. 324/4B2, 325/1, -Site Extent of
6300.00 Sqm (1.56 Acres)- For Final Approved

Ref :

1. Applicant Thiru G.Marichamy , Online Application No. P7IG5967, Dated: 17.06.2024
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 10.07.2024
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/3630/2021, Dated: 02.05.2024
4. Applicant Thiru R.Ramasamy Gift deed (Local Body) document no. 5807/2024, dated: 15.07.2024 and Gift deed
(TANGEDCO) document no.5806/2024, dated: 15.07.2024.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development 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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 24.07.2024 (Requiring payment of Centage Charge).
16. Applicant Thiru G.Marichamy, letter dated 25.07.2024 (Payment of Centage Charge).
17 Applicant Thiru G.Marichamy, letter dated 16.12.2024 (Payment of Inspection Fees &layout approval fees).
18. Applicant paid Land Conversion charge Rs 7000/- Date 16.12.2024

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout at Thoothukudi District, Kovilpatti Taluk, Kuruvikulam Panchayat Union, Puliyankulam Panchayat, Puliyankulam Village, S.F.No. 324/4B2, 325/1, -Site Extent of 6300.00 Sq. m (1.56 Acres).
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 10.07.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 13.06.2024. Hence, this residential layout is given approval with following conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 98/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. After the approval of the local body. 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.
3. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.
Special Conditions
a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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(s) 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.
5. With reference to the 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges,

Signature valid
Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2024.12.16 15:28:08
Village



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.

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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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