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Layout Application - Final Approval Letter

Roc No: Application Ref No: 07VNGP1K (35969/2024 TVR) Dated:17.10.2024.

Date: 12/25/24 1:06 PM

From:

Village Panchayat

Pappakudi

To :

1. Thiru.P.Rajasekar,
NO.25/39 Uppukkara Street,
Kumbakonam Town,
Kumbakonam-612001.

Online Application Number: 07VNGP1K

Sir/ Madam,

Sub :

Final Approval No: 01 - THIRMANAM NO-5 Dated on25-12-2024: S.P.M GARDEN Total plots No-58 The proposal for Residential Layout with an extent of 9390.00Sq.m in Survey nos.182/2A1 & 182/2B1 of Pulavarnatham Village –Pappakudi Panchayat - Valangaiman Taluk –Thiruvarur District. issued - for Final approval-Reg.

Ref :

Sir/ Madam,
Applicant Thiru.P.Rajasekar, Kumbakonam Application Ref No: 07VNGP1K (35969/2024 TVR) Dated:17.10.2024. received via single window portal.

Body:

Ref :
1. Applicant Thiru.P.Rajasekar, Kumbakonam Application Ref No: 07VNGP1K (35969/2024 TVR) Dated:17.10.2024
2. District Town and country planning Office, Thiruvarur District Letter No: 07VNGP1K (35969/2024 TVR) Dated: 21.11.2024.(Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No. 475/2023/F1, Dated 23.01.2023.
5. Applicant Thiru.P.Rajasekar, Kumbakonam Application Ref No: 07VNGP1K (35969/2024 TVR) Dated:11.12.2024 & 18.12.2024(Gift DeedDocument no: 2383/2024 & 2487/2024 Dated.02.12.2024 & 16.12.2024).
6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
7. G.O.138, Housing and Urban Development Department, Dated:04.06.2004
8.G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.O.1Departmentof MunicipalAdministrationand Water Supply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
10. G.O.181 and 141, Housing and Urban DevelopmentDepartment,Dated:09.12.2020and16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and UrbanDevelopment Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning,etter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of TownandCountryPlanning,RocNo.320/2022/TCP3,Dated:07.01.2022.
14. Demand payment Request Letter, Dated: 21.11.2024 and 20.12.2024 (Requiring payment of OSR charges and CentageFees).
15. Applicant Thiru.P.Rajasekar, Kumbakonam Application Ref No: 07VNGP1K (35969/2024 TVR) Dated 11.12.2024 and21.12.2024 (Paymentof OSR charges and Centage Fees).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,05.02.2020 and 14.08.2021.

Body of the Letter

Joint Director / Deputy Director / Assistant Director District TownandCountryPlanningOffice,Thiruvarur District.The proposal for Residential Layout with an extent of9390.00Sq.m in Survey nos.182/2A1 & 182/2B1 of Pulavarnatham Village –Pappakudi Panchayat - Valangaiman Taluk –Thiruvarur District Applicant Thiru.P.Rajasekar, Kumbakonam Application Ref No: 07VNGP1K (35969/2024 TVR) Dated:17.10.2024 -received via single window portal.-the layout has been approved and approved number issued as LP/ DTCP (TVR)/SWP No:83/2024 Thiruvarur District So Pappakudi Village Panchayat President isssued the final approval for the 58 Residential plots Layout with an extent of 9390.00Sq.m in Survey nos.182/2A1 & 182/2B1 of Pulavarnatham Village –Pappakudi Panchayat - Valangaiman Taluk –Thiruvarur District.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-plannedarea rule 3 it has beenrequested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final order. So above mentoined amount are collected .Therefore it is hereby orderthefinalapproval forthe 58 Residential plots with an extent of 9390.00Sq.m in Surveynos.182/2A1 & 182/2B1 of Pulavarnatham Village –Pappakudi Panchayat - Valangaiman Taluk –Thiruvarur District.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of theplot contrary to theLayout Plan approved by the DistrictTown and Country Planning Office shall not bedone without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shownontheapprovedLayoutPlan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed onany plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential housesother than the plots selected for public purposes. Also, only in those places where the land use isrequested to be changed, only those developments mentioned in Residential use zone asper TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should beshifted to the edge of theroad or as shown on the approvedLayout Plan.
6. The hollowed part of the layout should be raised to street level.
7.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00meters and notmore than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings inthe plots, the applicant should be obtained permission from the District Town and Country Planning Officeand the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town andCountry Planning Office.If any problem arises regarding theright of land for the plot, it should be consideredand decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to thisoffice, along with a copyof proof (gift deed document) ofhandover of the public open spaces to the localbody concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planningoffice, the approvedlayout plan shall be permanently published at the entrance of the layout without anychange / release for public view through a 6' x 4' permanent display boardalong with the details ofresolutionnumber and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant.Therefore, it is alsosubmitted that no right can be asserted onthe ground that subdivision has beenapproved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration arefound to be incorrector if there is a situation where thePlanning Permission / Concurrence approval for theplot may be affected, the planning permission/concurrence approval grantedto the layout will be cancelled bythe District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of thisorder shall becompulsorily provided to the purchasers while selling plots for sale.

14. layout Approval charge Rs58000 & layout inspection charge Rs 3000 paid at 25.12.2024

15.panchyat resolution no : 5/2024 Date on :25.12.2024 ROC NO- 07VNGP1K (35969/2024 TVR) DTCP Pulavarnatham Village –Pappakudi Panchayat -SITUATED AT S.P.M Garden In to 1 TO 58 Plots Total = 58 Plots Has been Approved byPulavarnatham Village –Pappakudi Panchayat - Valangaiman Taluk –Thiruvarur District

The Village Panchayat President
Pulavarnatham Village –Pappakudi Panchayat –
Valangaiman Taluk –Thiruvarur District.

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.

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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