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Layout Application - Final Approval Letter

Roc No: 36/2024/A2

Date: 11/20/24 1:32 PM

From:

Executive officer

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

To :

Tmt.T.Dhanalakshmi,
W/o, Thangaraj,
2, Andapuram Road ,
Kattuputhur,
Thottiam Taluk
Tiruchirappalli -621 207

Online Application Number: 5XQ9LIFT

Sir/ Madam,

Sub :

Residential Layout Approval - Tiruchirappalli District - Kattuputhur Town Panchayat - Kattuputhur Villlage S.F.No: 101/2A - Site extent of 1.17 acre - Technical Clearance issued by DTCP – Final Approval given by Local Body - Reg

Ref :

1. Applicant Tmt.T.Dhanalakshmi, W/o.Thangarasu, 2, Andapuram Road, Kattuputhur received via Single Window Portal, Ref no.5XQ9LIFT/18788/2023/TCP, Dated:28.11.2023
2. G.O No.138, Housing and Urban Development Dept, Dated:04.06.2004
3. G.O No.79, Housing and Urban Development Dept, Dated:04.05.2017
4. G.O No.18, Municipal Administration and Water Supply Dept, Dated.04.02.2019 and G.O No.16, Municipal Administration and Water Supply Dept, Dated.31.01.2020
5. G.O No.141, Housing and Urban Development Department, Dated:23.09.2020
6. G.O No.181, Housing and Urban Development Department, Dated:09.12.2020
7. G.O No.141, Housing and Urban Development Department, Dated:16.07.2022
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
9. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017
10. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
11. Gift Deed Document No.191/2024, Dated:30.01.2024 and 209/2024, Dated:

31.01.2024

12. Sub Register, Kattuputhur Letter No.112/2024. Dated: 05.03.2024.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 1.17 Acres (4750Sqmt) at Kattuputhur West Village SF No.101/2A 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.14/2024.

With Reference to the letter 11th 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 16th 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 14th Letter cited has been paid in the Government account on 16.09.2024. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 23.09.2024. A copy of the challan for the same has been received as per the details given in reference 15th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account, TNEB Account and Town Panchayat Account.

1. Paid to the Government head (3% of the market value) - Rs.17,750/-
2. Paid to the TNEB Account (For Street Lights) - Rs.93,650/-
3. Paid to the Town Panchayat Account

I. Scrutiny Fee - Rs.26,000/-

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

III. Vacant land Tax - Rs.1,99,329/-

IV. Library Tax - Rs.19,933/-

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

Allocation details of approved plot

1. Area of the Layout - 1.17 acres (4750.00 sqmt)
2. Area of Layout excluding road and Corner brackets (As per the map) - 3153.03 sqmt
3. Roads and Corner brackets Handed over to Local body - 1596.97 sqmt
4. Handed over to TNEB (Electrical Use) - 15.87 sqmt
5. Public use (Town Panchayat) - 15.82 sqmt
6. Plots requested - 26

plot before the fulfillment of the above two conditions.

4. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public

purposes. Also, in those places where change of land use is required, the prior approval of Town and Country Planning Department should be

obtained only for those mentioned in Residential Use mentioned in TNCDBR-2019.

5. If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as

shown on the approved plot plan.

6. The hollow portion of the plot should be raised to street level

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters

apart from each other.

8. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained

for each building according to its measurements.

9. At the place where the Layout has been approved, the layout approved order No. and datethe council resolution number and date should be

clearly mentioned and permanently published through a notice board.

10. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a

situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.

11. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to

the purchasers while selling the Layout.

12. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.

13. Plots allotted to economically weaker sectionshould not be consolidated or converted. But in rural areas, if the EWS plots remain unsold after

Tiruchirappalli District.

Copy to:-

1. The Joint Director, Town and Country Planning Office, Tiruchirappalli District is respectfully forwarded for their information.

Executive officer



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.



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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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