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Layout Application - Final Approval Letter



Roc No: 2/2024-2025

Date: 3/22/25 3:30 PM

From:

Village Panchayat

Punnaiyapuram

To :

TR.GANESAN AND N.PONNUSAMY
287/B1,SRI RENGAPALAYAM STREET,
RAJAPALAYAM

Online Application Number:

DEPLM0PA

Sir/ Madam,

Sub :

Sub: Residential Layout – District Town and Country Planning office – Tenkasi District, Kadayanallur Taluk , Kadayanallur panchayat union – Punnaiyapuram Panchayat – Survey No :98/5B,98/6A,99/2B5,99/2B6 – extend of 4918.00sq.m (1.2153 acres) Residential Plots – Final Approval issued by The President Punnaiyapuram Village Panchayat (Planning Permission) – Reg.

Ref :

1. Applicant TR.GANESAN AND N.PONNUSAMY, Application Ref No: DEPLM0PA, Dated:24.01.2025.
2. District Town and Country Planning office, Tenkasi District Letter No: DEPLM0PA/2024/TCP (Road Pattern Issued on dated 10.02.2025)
3. G.O (MS) No. 79, Housing and Urban Development Department, Dated: 04.05.2017
4. NOC From the Joint Director, Agriculture Department, Tenkasi District Letter No: Ni4/8470/2024. Dated :06.12.2024.
5. NOC From the Executive Engineer Agricultural Engineering Department. Tenkasi District Letter No. Dated:..
6. NOC From the Office of the Assistant Director, Department of Geology and Mining, Tenkasi District Letter No: M1/281/2024. Dated: 31.12.2024
7. NOC From the District Forest Officer and Wildlife Warden, Tirunelveli District, Letter C.No. 9617/2024/D1. Dated: 26.11.2024
8. NOC From the Tahsildar, Kadayanallur. Letter No: KNRTLK/2018/2024-B1, Dated: 12.12.2024
9. NOC From Revenue Divisional Officer, Tenkasi District Letter NO: Muu.Mu. A1/4135/2024,

Dated: 23.01.2025

10. Circular from the Director of Town and Country planning, Letter Roc No: DEPLM0PA/2025/TCP, Dated : 24.012025.

11. TR.GANESAN AND N.PONNUSAMY, Application Ref No : DEPLM0PA Dated : 24.01.2025. (Gift deed document No : 574/2025, Dated : 11.02.2025. (LOCAL BODY) & (TANGEDCO)

12. G.O. 138, Housing and Urban Development Department, Dated: 04.06.2004.

13. 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.

14. G.O. 141, Housing and Urban Development Department, Dated: 23.09.2020.

15. G.O. 181, and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

16. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

17. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated: 08.09.2017.

18. Circular from the Director of Town and Country planning, ROC No. DEPLM0PA/2025/TCP, Dated : 24.012025.

19. Dement Payment request Online application No. DEPLM0PA , dated: 12.02.2025 (payment of OSR Fees and centage fee).

20. Applicant TR.GANESAN AND N.PONNUSAMYThiru., Application ref No:DEPLM0PA, Dated:24.01.2025.

21. Circular from the Director of Town and Country Planning ROC NO. DEPLM0PA/2025/TCP, Dated : 24.012025.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Kadayanallur Union, Punnaiyapuram Village Panchayat, and Approving to an extend of 4918.00 sq.m in the Land Bearing SurveyNo:98/5B,98/6A,99/2B5, 99/2B6 from 1 to 25 Residential Plots and Layouts, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP / DTCP / TENKASI / LAYOUT APPROVAL No 13/2025 subject to special condition and technical clearance and local authority.

2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission), Tenkasi District, The Approved Layout Map for the Residential plots and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Punnaiyapuram Village Panchayat with the document No :574/2025, Dated: 11.02.2025 Registered at the kadayanallur sub-Register Office.

3. According to the ordinance in Reference 12, 3% market value fee for Residential layout plot Rs. 73,77,000/- Payment Transaction ID: Dated: 22.03.2025.

4. Layout Approval fee Rs2,25,000/- Payment Transaction ID: Dated: 22.03.2025.

5. Layout plot fee (from 1 to 26 plots) – Rs.26,000/- Payment Transaction ID:97d774a4-8710-478f-9240-6bc76e2dc093. Dated: 22.03.2025.

6. Layout Inspection fee RS.1000/- Payment Transaction ID: 97d774a4-8710-478f-9240-6bc76e2dc093 Dated: 22.03.2025

Therefore, Subject to Specific Conditions, Tenkasi district, Kadayanallur panchayat Union, PunnaiyapuramVillage Panchayat, extent of 4918.00sq.m in the land bearing Survey No: 98/5B,98/6A,99/2B5,99/2B6 from 1 to 25 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

Conditions:

1. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: DEPLM0PA, dated: 14.02.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above-mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO: 13/2025. Planning Permission No: 2/2024 All the special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.

3. The applicant Shall be bound by any changes of orders issued by the Government in the

policy regarding the recognition of land layout approval and planning permission.

4. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

5. Construction of high voltage / low voltage power line for plots to be sold by applicant through the reserved area of public or open space handed over to local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,

Punnaiyapuram Village Panchayat.

To,

1. TR.GANESAN AND N.PONNUSAMY,287/B1,SRI RENGAPALAYAM STREET,RAJAPALAYAM

Copy to,

2. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department, Tenkasi .

3. Kadayanallur Sub Register, Kadayanallur Office, Tenkasi District,

4. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi .

5. The Assistant Director, Department land Survey and Records, Tenkasi District.

6. Block Development Officer (VP) , Kadayanallur Panchayat Union , Punnaiyapuram Village Panchayat, Tenkasi District.

7. Panchayat Secretary, Punnaiyapuram panchayat office, Kadayanallur panchayat union. Punnaiyapuram Panchayat Resolution copy on 22.03.2025 in the month of March 2025 , Saturday at 10.00 am the ordinary meeting of Punnaiyapuram panchayat member was held in the panchayat office. Details if the action taken in the meeting at that time are as follows Chairman Tmt. K.Thilagavathi Kannan Panchayat President and 9 ward members including the panchayat president. Tenkasi District, Joint Director, / Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: DEPLM0PA Dated14.02.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP / TENKASI / LAYOUT NO: 13/2025 and Planning Permission NO: 13/2025 Seeking Approval of the Council to grant approval subject to specified conditions.

Resolution: Resolution No.165/22.03.2025 / 2024-25, ROC No. 2/2024 - 2025 is Granted unanimously.

PunnaiyapuramVillage Panchayat,



Village



our services doesn't just end there



Buying & Selling Services

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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