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Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 8/17/24 10:23 AM

From:

Village Panchayat

Uppukottai

To :

Thiru.K.Chinnaraja, Tmt.Sneha and Thiru.Naren,S/o.KaruppaThevar,West Street,Uppukottai,Bodinayakanur Taluk,Theni District.

Online Application Number: H8TLVS2Q

Sir/ Madam,

Sub :

Residential Layout Approval – Theni District, Bodinayakanur Panchayat Union, Uppukottai Panchayat, Uppukottai Revenue Village, S.No- 361/9A, Site Extent of 7200.00 sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.K.Chinnaraja, Tmt.Sneha and Thiru.Naren Online Application No. H8TLVS2Q, Dated: 16.07.2024
2. District Town and country planning Office, Theni District Letter No .THENI / H8TLVS2Q /2024/TCP (Road Patten issued
dated: 18.07.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/4448/2024, dated. 05.07.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.K.Chinnaraja, Tmt.Sneha and Thiru.Naren letter dated. 29.07.2024 (Local body Gift deed document
no.5985/2024, dated: 27.07.2024 and
TANGEDCO Gift deed document no.5986/2024, dated: 27.07.2024).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113 / Nov 4 (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. Applicant Thiru.K.Chinnaraja, Tmt.Sneha and Thiru.Naren letter Dated: 29.07.2024 and 31.07.2024 (Payment of OSR
amount, Centage Fee and Development
Charge paid,).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
16. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
17. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024
18. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024.

Body:

As Per The Above Letter, I Have Applied For A Technical Settlement Permit For A Total Area Of 7200 Sq.meters. In Theni District, Bodinayakanur Panchayat Union, Uppukottai Panchayat, Uppukottai Revenue Village Survey No - 361/9A In Continuation Of This, According To The Letter Of Assistant Director of Town And Country Development Department, Roads, Park Land, Land For Local Government Use And Land For Electric Power Plant Have Been Registered And Handed Over To The Panchayat Through Donation. Also, It Has Been Postponed To Pay The Survey Fees And Land use Fees Due To The Panchayat And Give Final Approval After Payment. Land Use Charges Have Been Paid As Per The Letter. The Applicant Has Also Paid The Permit Fees Payable To The Panchayat. The Basic Facilities Required By The Panchayat (Tar Road, Drainage, Street Lights, Drinking Water Facilities, etc.) Are To Be Provided By The Applicant Subject To The Conditions That The Total Area In Uppukoattai Panchayat Uppukottai Revenue Village Survey Nos. - 361/9A Final Approval is Granted For The Development Of a Technical Estate With An Area of 7200 Sq. meters. In the event that you give any false or false information, after obtaining this permission guarantee, in the future, in the event that you come to this municipality immediately without any prior notice This permit guarantee will be canceled and appropriate action will be taken against them and they are hereby informed that the permit guarantee obtained from the local authority is not valid.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.08.17 10:23:32



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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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