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Layout Application - Final Approval Letter

Roc No: 004/2024-2025/BKP

Date: 12/21/24 7:50 PM

From:

Village Panchayat

BALAKRISHNAPURAM

To :

Thiru .P.Shivasami,
S/O.Palanisamy,
D.No.10, Kollan pudur, Pasupathi nagar,
Balakirishnapuram village,
Dindigul-624005.

Online Application Number: 8SDUTZCX

Sir/ Madam,

Sub :

Online Application Number: 8SDUTZCX Approval of Residential Layout - Dindigul District - Dindigul Panchayat Union - 1.45 Acres (5870.00 Sq.Mtr) Balakrishnapuram Panchayat and Village Survey No. 577/2B Approval of Residential Layout – Urban Planning Act 1971 Section 49 - Planning permission granted by Dindigul District Town and Country Planning Department under - Final Approval and Commissioning of Residential Layout.

Ref :

1. Applicants Mr. P.Shivasami, Letter No. 8SDUTZCX, Dated : 28.09.2024
2. District Town and country planning Office, Dindigul District Letter No. 8SDUTZCX , (Road pattern issued on dated: 04.10.2024.).
3. .Joint Director Agriculture department, Letter NA.(Planning Area).
4. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020
5. Applicants Mr. P.Shivasami Letter No. 8SDUTZCX,, Dated: 19.10.2024.(Gift deed document no. 5948/2024 AND 5949/2024 dated: 17.10.2024)
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.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:

Body:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul Panchayat Union, Balakrishnapuram Panchayat / Village Survey no. 577/2B To Extent Of 1.45 Acres (5870.00 Sq.Mtr) proposed Residential Layout based on ordinances found in view (8) and proposed Residential Layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO:30/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:33/2024 Approved and decreed.

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, 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 applicant(s) 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

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

Seventy Eight Thousand Two Hundred Eighty Two only) has been paid by the concerned land owner to the panchayat through website.

Ordinance No.18 Municipal Administration and Drinking Water Supply (N.P.1) Department, dated 04.02.2019 Rule 47(6) Director of Urban Development, Chennai. As per their circular No.K.4367/ 2019 /PA2, dated 05.02.2020 the guide assessment amount for allotment of park has been paid by the petitioner under Government account head.

Based on that, Dindigul Panchayat Union, Balakrishnapuram Panchayat/Village Survey No. 577/2B - 1.45 Acres (5870.00 Sq.Mtr) Proposed Residential Layout View (2) of Proposed Residential Plot Based on Consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in Subdivision View (8). It is hereby decreed giving Final approval to all the 30 Plots units (Plot No.1 to 30) set up on the conditions stated by Dindigul District Town and Country Planning Department.

President / Executive Officer
Balakrishnapuram Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.12.21 19:50:46



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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.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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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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