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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 11/8/24 8:32 PM

From:

Village Panchayat

Velliampathy

To :

Thiru. VISWANATHAN K ,
S/O .KALIAPPA GOUNDER ,
9/43, RADHAKRISHNA STREET,
AMMAPALAYAM.
TIRUPPUR

Online Application Number: L203E9FD

Sir/ Madam,

Sub :

Residential Layut-Tiruppur District-Uthukuli Block-Velliyampthy Panchayat /Village Formation of Housing Layout in R.S.F No:57/3B with Extent of 1.95 Acre (7900.00sqm)-Final Approval Issued-Regarding

Ref :

1.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
2.G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020.
3.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020 and 16.07.2022.
4.G.O.No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
5.Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
6.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
7.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
8.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
9.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Ref : Town and Country Planning, Chennai. (Circular).

10.Assistant Director Town and Country Planning office, Tiruppur Technical Clearance Letter ROC No: L203E9FD/2024/TCP Dated: 18/10/2024
11.Kunnathur Sub registrar office Gift deed document no. 4973/2024 dated.08.10.2024
12.Velliyampthy Panchayat Council Resolution No 55/2024 Dated :08.11.2024
13.Demand Fees-Payment receipt Transation ID : -86dc9f08-7e04-44f2-ba5c-521d1b4c5052 Date 07/11/2024 and Land use Conversion charges E-challan number 20241106004994 Date07/11/2024

Body:

ORDER:
The application for final approval of the residential layout with an extent of 1.95 Acres or 7900.00sqm in Velliyampthy Panchayat/Village of R.S.F. No: 57/3B was for forwarded from the Tiruppur Assistant Director Town and Country Planning office after issuing of Technical Clearance vide reference no 10th cited above. After verifying all the records and conducting site inspection the applicant was directed to undergo the infrastructure work in the layout for Road Formation and Sewage/Waste Water Drainage construction. Rather than paying the estimated fees the applicant proposed to self-develop the necessary infrastructure developments need for a layout. On receipt of the development charges collected vide reference no 13th cited above and with resolution passed in the village panchayat council vide reference no 12 cited above, the final approval is issued to the applicant Thiru. VISWANATHAN K S/O KALIAPPA GOUNDER 9/43, RADHAKRISHNA STREET AMMAPALAYAM. and subjected to the following conditions.
The Fees Collected from the Applicant vide Reference No:13 cited above.

Development Charge: Rs143000 (Rs.1000 for Saleable Area 143 Cents)
Permission Fees: Rs.5,000.00
Non Palaning Area Scrutiny Fees :Rs 43000.00 (Rs 1000 for 43 PLOTS)
Total: Rs.191000.00
Land use conversion Fees Rs 132693.00 (3% of Market value)

Conditions:
1. The final approval is issued under the conditions listed in the Technical Clearance order issued by Assistant Director Town and Country Planning office, Tiruppur
2. In case if the fees collected is found to be less by the Superior Officers or raised a query in Audit, it is the liability of the applicant hence the applicant has to pay the fees described within 7days from the date of notice.
3. All the plot holders in the layout have to get appropriate building plan approval before starting any development for housing.
4. This final approval is considered void if any of the rules is found to be breached.

The President
Velliyampthy Panchayat
Uthukkuli Union

Copy to :

1.The Sub-Registrar Kunnathur Sub Registrar office , Tiruppur District

2.The Tahsildhar ,
Uthukkuli Taluk,
Tiruppur District.

3. The Chairman
Tamil Nadu Real Estate Regularity Authority,
No1A ,CMDA Tower II , 1st Floor ,
Gandhi Irwin Bridge Road ,Egmore,
Chennai-600008.

4. The Assistant Director,
Town and Country Planning office,
First Floor,
Kumaran Commercial Complex
Near RailWay Sation, Tiruppur

5. The Assistant Director,
Department of Survey and Land Records,

District collector office, Tiruppur.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.11.08 20:32:23



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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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