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# Layout Application - Final Approval Letter

Roc No: 01/2024-25

Date: 11/23/24 4:10 PM

From:

Village Panchayat

KITTASURAMPALAYAM

To :

Mrs. Margatha Manickam.N,
No.1/A ,
Kannaki Street,
Mahalingapuram,
Pollachi - 642 002

Online Application Number: 5D4JIK1T

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District - Pollachi (North) Panchayat Union Kittasurampalayam Panchayat – Kittasurampalayam Village – S.F. No. 106/A1C, 115/3C & 117/1 - Technical Clearance for proposed residential plot area of 2.57 Acres (10320.00 Sqm) received - Plot Approval Providing - in relation to.

Ref :

1. District Town and Country Planning Development Department, Joint Director, Coimbatore - ROC . No. CBERGN/5D4JIK1T/2024 / 2024/ TCP Date : 13.08.2024 (Permission Order No:- L.P/R(C).NO : 234/2024 Dated : 13.08.2024)
2. Kittasurampalayam Panchayat Council Resolution No. :- 350/2024 Dated : 22.11.2024
3. Applicant's Gift Deed Document No. 7407/2024 Date: 29.06.2024, 7409/2024 Date: 29.06.2024 & 7657/2024 Date : 05.07.2024

Body:

Coimbatore District Pollachi (North) Panchayat Union Kittasurampalayam Panchayat Kittasurampalayam Village S.F. No. 106/A1C, 115/3C & 117/1 – 2.57 Acres (10320.00 Sqm) According to the Residential Plot Technical Approval Order of Joint Director Coimbatore District Town and Country Planning Development Department L.P/R(C).NO : 234/2024 Date : 13.08.2024 in view 1 and also the Panchayat Resolution seen in view 2 Final approval for

Lay out planning  is given to Mrs. Margatha Manickam.N, No.1/A , Kannaki Street, Mahalingapuram, Pollachi - 642 002 subject to the following conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6”X 4”.
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs. 85,437/- (Rupees Eighty Five Thousand Four Hundred and Thirty Seven Only) 3% of Market value Paid through Challan No. 20241108028466 Dated : 08.11.2024 in appropriate Govt head.
12. Rs. 82,000/- (Rupees Eighty Two Thousand only) as consideration fee and development fee for the Panchayat Receipt No :- cf8d50b7-5f5f-47d4-bba6-f35b7d3fe068 Date :- 14.11.2024 has been paid into the Kittasurampalayam Panchayat SNA account of the Panchayat through website.
13. All conditions mentioned in the sight letter are applicable.
14. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.

Village



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### 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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