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Layout Application - Final Approval Letter

Roc No: 78ZYP0QS/2024 Date: 3/5/25 1:23 PM

From:

Village Panchayat

Muthur

To :

Mr. Esakkimuthu and Mr.Ramachandran,
No.108, VOC Nagar-A,
V.M Chathiram, Palayamkottai,
Tirunelveli – 627 011.

Online Application Number: 78ZYP0QS

Sir/ Madam,

Sub :

: - . 226/3, 228, 229/1B, 229/3, 235/2, 236/2, 237/2, 238/1, 238/3, 239/1, 239/3, 239/4, 240/1, 240/3, 241/1 & 241/3 at 93900/Sq.m[23.20] DTCP ./.. .P.P/L.P/TLPA No.SWP/09/2025, LP/DTCP No.08/2025 . .

Ref :

Ref: 1.Ordinance No. 71, Rural Development and Panchayat Department dated 16.8.2023.
2.Ordinance Status No. 255 Department of Rural Development and Panchayats dated 18.08.1997.
3. Proceedings of Director of Town & Country Planning in LP/ DTCP No.08/2024, Dated 06/02/2025.
4. Joint Director Tirunelveli District Urban Rural Development Process Orders No.
ROC No. 78ZYP0QS/2024/TCPS, Dated.06.02.2025.
5. Resolution No.53, Date:06.02.2025.

Body:

ORDER:
Tirunelveli District, Palayamkottai Panchayat Union, Muthur Village Panchayat, Muthur Revenue Village Survey No. 226/3, 228, 229/1B, 229/3, 235/2, 236/2, 237/2, 238/1, 238/3,

239/1, 239/3, 239/4, 240/1, 240/3, 241/1,and 241/3 at 93900/Sq.m[23.20 acres] residential plot area 93900 sq.mtrs which has been approved by Joint Director / Member Secretary, Tirunelveli District Town & Country Planning, Tirunelveli Local Planning Area vide proceedings of Planning Permission in approved No.LP/DTCP No.SWP/08/2025, and project approval has also been received under P.P/L.P/TLPA No.SWP/09/2025.The layout is situated on an area of 93900 (23.20 Acres). 206 plots have been allotted in this. Out of this total layout area of 21559.00 square meters, roads admeasuring 375.65 square meters are allocated for public use , for electricity board 369.32 square meters totalling to 744.97 square meters has been donated vide document No.207 dated 11.01.2025. Allocation of 7305.50 Sq.m of park area as per Park Rule 47(6) as had been mentioned vide proceedings of Director of Town & Country Planning orders LP/DTCP No.08/2025 dated 06.02.2025 cited under reference “3” has been conveyed.

For this layout in Muthur Village Panchayat fees for 93900 square meters (23.20 acres) as assessment fee at 3% of the total amount of Rs.1,73,850/- (GUIDELINE VALUE) (Rupees One Lakhs Seventy Three Thousand Eight Hundred and Fifty only) and Rs.1000 per plot 206 X 1000 = 206000(Rupees Two Lakhs Six Thousand only) and inspection fee of Rupees 1000 thousand only totalling to Rs.3,80,850.00/- has been paid by the petitioner on 03.03.2025 in the panchayat fund account.

As per condition the residential Layout has been approved by Muthur Panchayat as Approval Number.02/2024-25

Hence, final approval is given for this residential plot subject to the following conditions:

1. Terms and conditions as mentioned in letter No.LP/DTCP No.08/2025 dated.06.02.2025 of the Director of Town & Country Planning shall be followed.
2. Sale of plots mentioned in layout as approved under Order No.P.P/L.P/TLPA No.SWP/09/2025 dated.06.02.2025 attached in ROC No.78ZYP0QS/2024/TCP6 shall be carried out as per the conditions stipulated therein.
3. Any difference in the dues paid for the layout fees, of it is known later, the same shall be paid by the petitioner.
4. Delimitation of plots mentioned in Ordinance No.78, Department of Housing and Urban Development dated 04.05.2017 will be cancelled without any prior notice if the species mentioned in Rule No. 4 and 6 are affected.
5. The onus is on the petitioner to confirm the land license.
6. In case of comprehensive / extensive development project roads and parks through the plot, the land regularisation/approval will be cancelled without any prior notice.
7. Permission for access road to and from the plot should be secured by the petitioner.
8. Court case, if any, belongs to the petitioner.
9. If the tower route of high voltage cable passes through the plots, the land tenure will be cancelled without any prior notice.
10. If there is a channel passing through the plot/layout, it should be protected undisturbed.
11. Small pipe bridges should be constructed by the petitioner within 30 days to allow the flow of rain water and waste water on the cross roads in this subdivision and a report should be submitted to the Chairman of the Panchayat.
12. Electric poles on the main road and cross streets located in this subdivision should be erected within 30 days at the petitioner's own expense and a report should be submitted to the panchayat president.

Enclosure:

1. Proceedings of Joint Director, Tirunelveli District Local Planning Authority
2. Approved Layout Map-1.

Chairman
Muthur Village Panchayat
Palayamkottai Panchayat Union

Copy:

1. Joint Director, District Town & Country Planning Office, Xavier Colony, South Bypass, Tirunelveli - 627005.
2. Block Development Officer (V.P.), Palayamkottai.
3. Assistant Director, Survey Department, District Collector’s Office, Tirunelveli District
4. Tehsildar, Palayamkottai Taluk, Tirunelveli District
5. Divl. Deputy Block Development Officer (Divn-4), Palayamkottai.

To,

Mr. Esakkimuthu and Mr.Ramachandran,
No.108, VOC Nagar-A,
V.M Chathiram, Palayamkottai,
Tirunelveli – 627 011.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tirunelveli
Date:2025.03.05 13:23:25



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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