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Layout Application - Final Approval Letter



Roc No: 01/2024

Date: 9/18/24 6:50 PM

From:

Village Panchayat

Panchayat Office
Uthirangudi main road
Pangal
614201

To :

Mr.R. Ramesh
Door No.1/143, Ram Nagar South,
Near KVB Quarters,
Salem Bye-Pass Road
Andankovil East,

Inam Karur, Karur Taluk,
Karur District – 639006

5IU6R9EW

Sir/ Madam,

Sub :

Residential Layout – Pangal Panchayat Office – Nagappattinam District – Thirukkuvalai Taluk - Thalainayar Panchayat Union - Pangal Panchayat , Pangal Village, S.F.Nos. 71/1A, 71/2, 72/2 and 72/5B1 in an area of 32178.00 sq.m and the approval of the Panchayat for the new Residential Layout (Vijaya High – tech City) which has received technical approval from the Deputy Director, District Town and Country Planning Office, Nagapattinam District. – Reg.

Ref :

1. 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.
2. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
3. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
4. District Town and country planning Office, Nagapattinam District Letter No. 5IU6R9EW (34041) /2024/TCP Dated: 13.09.2024
5. Gift Deed Documents for The President, Pangal Panchayat Gift Deed Document No. 1751/2024 Dated:12.09.2024
6. Demand payment Request Letter, Dated: 17.09.2024 (requiring payment of Layout Fee and Inspection Fee, Conversion Charges)
7. Applicant Mr. R.Ramesh,Letter, Dated: 17.09.2024 Payment of Layout Fee and Inspection Fee, Conversion Charges)

Body:

Vijaya High – tech City" situated on , S.F.Nos. 71/1A, 71/2, 72/2 and 72/5B1 in Nagappattinam District, Thirukkuvalai Taluk, Thalanayar Panchayat Union, Pangal Panchayat, Pangal Village – Vijaya High – tech City as per the Ordinances 1 to 3 and as per the processes mentioned in View-4. - Technical clearance issued has been given by District Town and country planning Office, Nagappattinam District numbered as LP/DTCP (N.D) /SWP/07/2024 for the Residential Layout named

Road, Road splay, Public Purpose Area, Park and EB Public Area has been handed over deeded by Pangal Panchayat as seen in view-5 and then other than the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in view-6 and a copy of it has been received by the panchayat council.

It is hereby ordered that the final approval of the local body for the new Residential Layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head. conditions:

1. Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Nagappattinam District numbered as LP/DTCP (N.D) /SWP/07/2024

2. No alteration shall be made to road dimensions, road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Nagappattinam District.

3. The approval number reference should be advertised through a notice board at the Residential layout location

4. Plots other than plots selected for public purposes in this section should be used only for construction of residential houses.

As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs. 48267/- Dated. 06.09.2024

Centage Charges: Rs. 45000/- Dated. 13.09.2024

Subdivision Charges: Rs. 60000/- Dated. 13.09.2024

Development Charges: Rs. 32178/- Dated. 13.09.2024

Layout Approved Fee per plot 1000 X 149 – Rs.149000/- Dated. 17.09.2024

Inspection Fees – Rs.2000/- Dated. 17.09.2024

The President

Pangal Panchayat

Nagappattinam District.

Copy to.

1. The Assistant Director,
Department of Land Survey and Records,
Nagappattinam District.

2. The Tahisidar
Thirukkuvalai Taluk,
Nagappattinam District.

3. The Sub-Registrar,
Thirukkuvalai Sub-Registrar Office,
Nagappattinam District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai

Signature valid

Signed by: Village Panchayat President
Location: Nagappattinam
Date: 2024.09.18 18:50:36



Village



our services doesn't just end there



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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



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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