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Layout Application - Final Approval Letter

Roc No: LPLOD5U5

Date: 6/29/24 12:48 PM

From:

Village Panchayat

President,
Village Panchayat Office,
Andipattikottai,
Z.Aalamarathupatti Post, Z.Aalamarathupatti Panchayat-639207

To :

Mr.R.Satriyan,
No:565/2, Bajanai Kovil Street,
voyalanallur,
poonamallee Taluk,
Thiruvallur-600072

Online Application Number: LPLOD5U5

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No - LPLOD5U5/2023/TCP – Karur District, Aravakurichi Taluk, Aravakurichi Panchayat Union , Alamarathupatti/ Village, SF.No:429/2– Extend of 9670.0Sq.m – Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No:199/2023Final order Issued reg

Ref :

1. Application (Reference No:LPLOD5U5) received through Single Window Portal From Mr.R.Satriyan. Dated:02.08.2023.
2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:23.08.2023
3. Letter No.,1/5177/2023,Dated.30.06.2023 of Joint Director, Agriculture department, Karur District.
4. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning , Chennai (Circular).
5. Gift Deed Document No:3298/2023 dated.28.08.2023uploaded by the Applicant Mr.R.Satriyan, Dated:07.09.2023.
6. G.O.No.138, Housing and Urban Development Department , Dated:04.06.2004.
7. G.O.No.79, Housing and Urban Development Department , Dated:04.05.2017
8. 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 and G.O.No.181,Housing and Urban Development Department , Dated:09.12.2020

9. G.O.No.141, Housing and Urban Development Department , Dated:23.09.2020

10.G.O.No.141, Housing and Urban Development Department , Dated:16.07.2022

11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017

12. Assistant Director Town and Country Planning Department Karur – Roc No – LPLOD5U5/2023/TCP, Dated:02.08.2023.

13. Alamarathupatti Village Panchayat Resolution No.457/2023, Dated:08-12-2023

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No: LPLOD5U5) to an extent of9670.0sqm. In the land bearing S.F.No. 429/2of Alamarathupatti Village / village panchayat, Aravakurichi Taluk of Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.199/2023) Final order issed

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Onlythe entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any personwishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any disputearises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authorityto decide on this.

2.Karur District Urban Planning Department Assistant Director on the basis of their final approval on the condition that if there are any missing conditions to be fulfilled and on the condition that if the petitioner fails to properly implement the special conditions and plot conditions mentioned in the Tamil Nadu Urban Planning Act 1971 and its sub-sections, this final approval given to this plot will automatically expire. It is hereby ordered that this property be approved conditionally.

3. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specifiedby the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards forthe provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by theowners/ developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by theowners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plotsdeveloped in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order videreferences 8th, 9th and10th cited above.

4. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for publicpurposes such as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCOconcerned before issuing the final approval.

5. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market,book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in anyReal Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.

The fees/charges collected from the applicant are as follows:

Layout Approval Fee: Rs.35,960.00./-

Layout inspection Fees: Rs.50,000.00./-

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.06.29 12:48:26

Village



our services doesn't just end there

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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