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Layout Application - Final Approval Letter

Roc No: GTPFW5J3/Thoothukudi/2024/TCP

Date: 10/1/24 5:26 PM

From:

Village Panchayat

Maravanmadam

To :

Tmt.M.Kavitha and Thiru.P.Muthuraman,
269/13, Geogre Road,
santhi Nagar (New Colony),
Thoothukudi - 628003.

Online Application Number: GTPFW5J3

Sir/ Madam,

Sub :

Residential Layout office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local planning Area – Thoothukudi Panchayat Union – Maravanmadam Panchayat and Village – S.F.No. 189/1, 199/2 Site Extent of 29299.00 Sq.m (7.24 Acres) – Layout Permission issued – forwarded for futher action - Regarding.

Ref :

1) Assistant Director of District Town and Country Planning Office's Thoothukudi letter no. Subject to the conditions of GTPFW5J3/THOOTHUKUDI/2024/TCP dated 11.07.2024.
2) Maravnamadam Panchayat Permission Date 01.10.2024.
3) Related Documents.

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F.No. 189/1, 199/2 Maravanmadam Panchayat Approval has been Granted vide GTPFW5J3/THOOTHUKUDI/2024/TCP LAYOUT No.96/2024 & PLANNING PERMISSION NO.47/2024 for 187 plots situated at survey no. 189/1, 199/2 with an area of 29299.00 sq.m (7.24 Acres). Maravanmadam Panchayat and Muthusamypuram Village permission NO: 5/2024-2025, the Final Approval has given.
The Maravanmadam Panchayat has given the final approval with the following conditions:

1) This order is issued based on the documents only submitted by Applicant. If any errors/Irregularities will be find later, this order will be cancelled without intimation.
2) In case of building construction in this plot, proper building license/permission should be obtained separately from the concerned Panchayat on Payment of appropriate fees.
3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenenment.
4) If any loss of amount will be mentioned in audit para.the applicant must be paid the amount as instruction.
5) This order is not applicable if the applicant has attached false documents.
6) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) Government Order No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies/ irregularities in the submitted documents will void the pre-dated warranty.
8) Assistant Director of District Town and country Planning Office's Thoothukudi letter NO. Subject to the conditions of GTPFW5J3/THOOTHUKUDI/2024/TCP dated 11.07.2024. must be followed.
9) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.
10) This Order does not apply to public places and roads where there is an encroachment.
11) The applicant was full responsibility maintain the BT road, Drain and pipe line for 5 years from the date of handing over at their own cost.
12) Other Basic Amenlties works will be carried out by the Panchayat only after Sufficient Residences are constructed as per Government Norms in that areas.
13) Street Lights and Electric Poles installed in the above Plot section should be maintained at their own cost of Applicant.
14) The Survey No. 189/1, 199/2 - 1 to 187 plots are attached to Maravanmadam Panchayat and Maravanmadam Village.

Village



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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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