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Layout Application - Final Approval Letter

Roc No: O0Q0BI89/2024/TCP

Date: 11/7/24 4:12 PM

From:

Village Panchayat

MELPAKKAM

To :

GOBINATH SANJIVI
NO 19/1/F MUTHUKRISHNA MUTHALI STREET TINDIVANAM VILLUPURAM DISTRICT
,Tindivanam,Tindivanam,Vilupuram,604001

Online Application Number: O0Q0BI89

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - - Tindivanam Taluk -
Olakkur Panchayat Union – Melpakkam Panchayat & Village S.F.Nos:206/6 to an extent of 0.89 Acre or 3600 Sq.m –
Technical clearance issued- forwarded for further action – Reg.

Ref :

1) Applicant Thiru.S.Gobinath, The layout proposal received through online vide reference No: O0Q0BI89, Dated : 05.08.2024.
2) District Town and country planning Office, Villupuram District Letter No. O0Q0BI89/2024/TCP. (Road pattern issued
date:29.08.2024)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/8351/2023, Dated: 19.08.2023.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020
5) Applicant Thiru.S.Gobinath, Gift deed (Local Body) Document No. 3681/2024,Dated: 11.09.2024.
6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16,
Department of
Municipal Administration and Water Supply, dated: 31.01.2020.

9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020
11) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
13) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14) Applicant Thiru.S.Gobinath, Letter, OSR Charges Dated.11.09.2024 , Centage Charges & Developement Charges , Dated:
13.09.2024
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Villupuram District Olakkur Panchayat union Melpekkam Panchayat Survey No.206/6A for land division with an area of 0.89 acres (3602 sq.m) Melpakkam Panchayat Resolution No.83 date.14.10.2024 final approval is given

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.



empowering your real estate decisions with smart tools

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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