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Layout Application - Final Approval Letter

Roc No: 04-2024/2025 Date: 12/5/24 6:04 PM

From:

Village Panchayat

Angoorpalayam

To :

R.Anbu Ranjith kumar

Online Application Number: 714VPPNU

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Uthamapalayam Taluk,
Cumbum Panchayat Union, Angoorpalayam Panchayat, Keelagudalur West Village, S.Nos.1016/2, 1033/2A1A, 1033/2A2,
1033/2B1A, 1033/2B1B, 1033/2B2, 1033/3A1 and 1033/3A2A - Site Extent of 29010.00 Sqm - Technical Clearance issued -
Forwarded for further action – Reg.

Ref :

1. Applicant Thiru.R.Anbu Ranjith Kumar, Online Application No. 714VPPNU, Dated: 04.11.2024
2. District Town and country planning Office, Theni District Letter No. THENI/ 714VPPNU /2024/TCP (Road Patten issued
dated:18.11.2024).
3. The Joint Director, Agriculture department, Theni District letter No.T1/6832/2024, Dated.25.10.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.R.Anbu Ranjith Kumar, letter dated.19.11.2024 (Local body Gift deed document no.4464/2024,
dated:19.11.2024 and TANGEDCO Gift deed document no.4465/2024,
dated:19.11.2024).

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.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. Demand payment Request Letter, Dated:18.11.2024 and 19.11.2024 (requesting payment of OSR amount, Centage Fee,
Development Charge fee and Sub Division Charges,).15. Applicant Thiru.R.Anbu Ranjith Kumar, letter Dated: 19.11.2024 (Payment of OSR amount, Centage Fee, Development
Charge fee and Sub Division Charges paid,).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
18. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification
No.28, Part-II, Sec-2, Dated. 10.07.2024) (Development Charge)
19. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding
Development Charges Collection

Body:

As seen in the letter, the petitioner has applied for permission for the residential plot set up in Enil 29010.00 SQUARE METERS AREA (104 PLOTS). Panchayat Survey No.: 1016/2, 1033/2A1A, 1033/2A2,
1033/2B1A, 1033/2B1B, 1033/2B2, 1033/3A1 and 1033/3A2A - in Cumbum Panchayat Union,uthamapalayam taluk, Angoorpalayam Panchayat, Keelagudalur West Village,. Roads, land and land for local government use
Registered for electricity and handed over to Panchayat through deed of donation.Land use Transfer fee paid. Also the permission fee due to the panchayat has been paid
The amount due to the panchayat has been paid. Also, basic facilities like road, drainage, street lights and drinking water facilities to be provided by the applicant subject to the conditions of the applicant 29010.00 SQUARE METERS (104 PLOTS) of land to be provided. Cumbum Panchayat Union,uthamapalayam taluk, Angoorpalayam Panchayat, Keelagudalur West Village in Survey No.: 1016/2, 1033/2A1A, 1033/2A2,
1033/2B1A, 1033/2B1B, 1033/2B2, 1033/3A1 and 1033/3A2A have been given final approval and Guaranteed.

Village



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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