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Layout Application - Final Approval Letter

Roc No: Roc No: MK5FK1NS/THOOTHUKUDI/TCP/2023/2024/TCP

Date: 12/4/24 8:14 PM

From:

Village Panchayat

Mudivaithanendal

To :

Thiru. M. Gomathi Sankar, and Thiru. Sundhar Arumugam,
195/1, North Car Street,
Thoothukudi - 628 002.

Online Application Number: MK5FK1NS

Sir/ Madam,

Sub :

Residential Layout Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Mudivaithanendal Panchayat Union – Mudivaithanendal Panchayat and Village – S.F.No. 305/2B1, 2B2, 2C1, 2C2, 2D1, 2D2– Site Extent of 8340.00 sq.m.(2.06Acres) – Planning Permission issued - forwarded for further action – Reg.

Ref :

1. Assistant Director Town & Country Planning office's Thoothukudi letter NO. Subject to the conditions of Roc No: MK5FK1NS/THOOTHUKUDI/TCP/2023/2024/ TCP DATED 28.03.2024.
2. Mudivaithanendal Panchayat Permission No: 1/2024-2025 date 04.12.2024, Panchayat Resolution No: 207/2024 Dt. 20.11.2024.
3. Related documents.
4. Gift Deed No.1516/2024 dated 20.03.2024 And Rectification Gift Deed No.1515/2024 dated 20.03.2024

Body:

1. According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F.No. 305/2B1, 2B2, 2C1, 2C2, 2D1, 2D2, Thoothukudi Taluk – Thoothukudi Panchayat Union – Mudivaithanendal Panchayat Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No. 46/2024, Mudivaithanendal Panchayat Permission No: 1/2024-2025 date 04.12.2024 for 55 plots situated at Survey No. 305/2B1, 2B2, 2C1, 2C2, 2D1, 2D2 with an area of 8340.00 sq.m.(2.06Acres). Mudivaithanendal Panchayat and Mudivaithanendal Village permission, the Final Approval has given.
The Mudivaithanendal 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 dawn is received by the court regarding regularization of plot/tnenment.
4) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per 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 SWP/DTCP/THOOTHUKUDI/LAYOUT No. 46/2024, Mudivaithanendal Panchayat Permission No: 1/2024-2025 date 04.12.2024 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 Amenities works will be carried out by the Panchayat only after Sufficient Residences Are Constructed as per Government Norms in that area.
13) Street Lights and Electric Poles Installed in the above Plot section should be Maintained at their own cost of Applicant.
14) Mudivaithanendal Panchayat Permission No: 1/2024-2025 date 04.12.2024
The Survey No. 305/2B1, 2B2, 2C1, 2C2, 2D1, 2D2, 1 to 55 plots are attached to Mudivaithanendal Panchayat and Mudivaithanendal Village.

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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