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Layout Application - Final Approval Letter

Roc No: 100X9BU2

Date: 11/9/24 12:01 PM

From:

Village Panchayat

Muthur

To :

Thiru.S.Ramachandran,
S/o.Sudalaikannu
14/15, Apollo Garden,
Pothigai Nagar,
Palayamkottai,N.G.O 'A' Colony,
Tirunelveli – 627007.

Online Application Number: 100X9BU2

Sir/ Madam,

Sub :

Residential Plot - Tirunelveli District Muthur Revenue Village Survey No. 116/5B, 117/3C, 133/1,and 133/3C at 27535/Sq.m[6.81 acres] residential plot DTCP for technical approval and drawings vide received as P.P/L.P/TLPA No.SWP/48/2024, LP/DTCP No.38/2024. For Final Approval and Commissioning Proceeding.

Ref :

1.Ordinance No. 71, Rural Development and Panchayat Department dated 16.8.2023.
2.Ordinance Status No. 255 Department of Rural Development and Panchayats dated 18.08.1997.
3. Proceedings of Director of Town & Country Planning in LP/ DTCP No.48/2024 dated 13/06/2024.
4. Joint Director Tirunelveli District Urban Rural Development Process Orders No.ROC No.100X9BU2 Dated 13.06.2024.
5. Resolution No.67, Date:12.08.2024.

Body:

ORDER:

Tirunelveli District, Palayamkottai Panchayat Union, Muthur Village Panchayat, Muthur Revenue Village Survey No. 116/5B, 117/3C, 133/1, and 133/3C for 27535/Sq.m 6.81 acre residential plot area 27535 sq.mtrs which has been approved by Joint Director / Member Secretary, Tirunelveli District Town & Country Planning, Tirunelveli Local Planning Area vide proceedings of Planning Permission in approved No.LP/DTCP No.SWP/38/2024, and project approval has also been received under P.P/L.P/TLPA No.SWP/48/2024.The layout is situated on an area of 27535Sqm (6.81 Acres). 145 plots have been allotted in this. Out of this total layout area of 7032.19 square meters, roads admeasuring 107.10 square meters are allocated for public use , for electricity board 107.08 square meters totalling to 214.18 square meters has been donated vide document No.2801/2024 dated 09.05.2024. Allocation of 2035.58 sq.m of park area as per Park Rule 47(6) as had been mentioned vide proceedings of Director of Town & Country Planning orders LP/DTCP No.38 dated 13/06/2024 cited under reference “3” has been conveyed.

For this layout in Muthur Village Panchayat fees for 27535 square meters (6.81 acres) as assessment fee at 3% of the total amount of Rs.4,04,498/- (GUIDELINE VALUE) (Rupees Four Lakhs Four Thousand Four Hundred Ninety Eight only) and Rs.1000 per plot 145 X 1000 = 145000(Rupees One Lakhs Fourty Five Thousand only) and inspection fee of Rupees 1000 thousand only totalling to Rs.5,51,000.00/- has been paid by the petitioner on 05.11.2024 in the panchayat fund account.

As per condition the residential Layout has been approved by Muthur Panchayat as Approval Number.01/2024-25

Hence, final approval is given for this residential plot subject to the following conditions:

1. Terms and conditions as mentioned in letter No.LP/DTCP No.38/2024 dated.13/06/2024 of the Director of Town & Country Planning shall be followed.
2. Sale of plots mentioned in layout as approved under Order No.P.P/L.P/TLPA No.SWP/48/2024 dated 13/06/2024 attached in ROC No.100X9BU2/2024 shall be carried out as per the conditions stipulated therein.
3. Any difference in the dues paid for the layout fees, of it is known later, the same shall be paid by the petitioner.
4. Delimitation of plots mentioned in Ordinance No.78, Department of Housing and Urban Development dated 04.05.2017 will be cancelled without any prior notice if the species mentioned in Rule No. 4 and 6 are affected.
5. The onus is on the petitioner to confirm the land license.
6. In case of comprehensive / extensive development project roads and parks through the plot, the land regularisation/approval will be cancelled without any prior notice.
7. Permission for access road to and from the plot should be secured by the petitioner.
8. Court case, if any, belongs to the petitioner.
9. If the tower route of high voltage cable passes through the plots, the land tenure will be cancelled without any prior notice.
10. If there is a channel passing through the plot/layout, it should be protected undisturbed.
11. Small pipe bridges should be constructed by the petitioner within 30 days to allow the flow of rain water and waste water on the cross roads in this subdivision and a report should be submitted to the Chairman of the Panchayat.
12. Electric poles on the main road and cross streets located in this subdivision should be erected within 30 days at the petitioner's own expense and a report should be submitted to the panchayat president.

Enclosure:

1. Proceedings of Joint Director, Tirunelveli District Local Planning Authority
2. Approved Layout Map-1.

Chairman
Muthur Village Panchayat
Palayamkottai Panchayat Union

Copy:

1. Joint Director, District Town & Country Planning Office, Xavier Colony, South Bypass, Tirunelveli - 627005.
2. Block Development Officer (V.P.), Palayamkottai.
3. Assistant Director, Survey Department, District Collector’s Office, Tirunelveli District
4. Tehsildar, Palayamkottai Taluk, Tirunelveli District
5. Divl. Deputy Block Development Officer (Divn-4), Palayamkottai.

Signature valid

Signed by: Village Panchayat President
Location:Tirunelveli
Date:2024.11.09 12:01:24



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

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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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