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Layout Application - Final Approval Letter

Roc No: 001/2024-2025/VLK

Date: 12/7/24 3:27 PM

From:

Village Panchayat

VELVARKOTTAI

To :

Mr. G.Raguramaraja,
S/o, Gurusamy Raja,
267, Manicka Vinayagar Colony, Police Station Road,
Sivakasi, Virudhunagr-626123

Online Application Number: 3GX00NCL

Sir/ Madam,

Sub :

Online Application Number: 3GX00NCL,

Ref :

Approval of Residential Layout - Dindigul District - Vadamadurail Panchayat Union - Velvarkottai Panchayat and Village Survey No. 260/1A, 260/1B, 260/2A, 264/1A, 264/1B, 264/2A,264/ 3A, 264/3B, 264/3C, 264/4 & 264/5A 6.435 Acres (26040.00. Sq.Mtr) Approval of Residential Layout – Urban Planning Act 1971 Section 49 - Planning permission granted by Dindigul District Town and Country Planning Department under - Final Approval and Commissioning of Residential Layout.

1. Applicants Mr. G.Raguramaraja, Letter No. 3GX00NCL, Dated : 08.10.2024

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 No. 3GX00NCL, Dated: 28.10.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15. Applicants Mr. G.Raguramaraja Letter No. 3GX00NCL, Dated: 28.10.2024. (Payment of Centage Fee, Ref : OSR Guideline Value Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vadamadurai Panchayat Union, Velvarkottai Panchayat / Village Survey no. 260/1A, 260/1B, 260/2A, 264/1A, 264/1B, 264/2A,264/ 3A, 264/3B, 264/3C, 264/4 & 264/5A To Extent Of 6.435 Acres (26040.00. Sq.Mtr) proposed Residential Layout based on ordinances found in view (8) and proposed Residential Layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO:30/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:33/2024 Approved and decreed.

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

According to the above conditions Vadamadurai Panchayat Union, Velvarkottai Panchayat / Village Survey No. 260/1A, 260/1B, 260/2A, 264/1A, 264/1B, 264/2A,264/ 3A, 264/3B, 264/3C, 264/4 & 264/5A for demarcation and demarcation of the land of New Layout of 6.435 Acres (26040.00. Sq.Mtr) as Residential Plots, Development Fee of Rs.50/- per sq.m. × 15824.76Sq.m - Rs.791238/- Inspection fee Rs.1000/- Total- 792238/- (Rupees. Seven Lakh Ninety Two Thousand Two Hundred Thirty Eight only) has been paid by the concerned land owner to the panchayat through website.

Based on that, Vadamadurai Panchayat Union, Velvarkottai Panchayat/Village Survey No. 260/1A, 260/1B, 260/2A, 264/1A, 264/1B, 264/2A,264/ 3A, 264/3B, 264/3C, 264/4 & 264/5A - 6.435 Acres (26040.00. Sq.Mtr) Proposed Residential Layout View (2) of Proposed Residential Plot Based on Consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in Subdivision View (8). It is hereby decreed giving Final approval to all the 117 Plots units (Plot No.1 to 117) set up on the conditions stated by Dindigul District Town and Country Planning Department.

President / Executive Officer
Velvarkottai Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.12.07 15:27:35



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

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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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