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Layout Application - Final Approval Letter

Roc No: 04/2024-2025 Date: 1/4/25 4:46 PM

From:

Village Panchayat

Panchayat Office, Aandankovil Puthur, Andankoil (Post), Karur-639002

To :

To :

P Jayabalan,

Online Application Number: U2PCQBBF

Sir/ Madam,

Sub :

Residential Sub Division Layout – Assistant Director of town and country planning, Comprised in S.F.NO.2396/1A2, 2397/3A & 2398/2A Andankovil East Panchayat/Village – Thanthoni Panchayat Union - ManmangalamTaluk - Karur District - Extent : 0.2382Acre(964.00Sq.m) – Final Approval issued – Reg.

Ref :

1.Application (Reference No: U2PCQBBF) received through Single Window Portal from Mr.P.Jayabalan, Karur, Dated: 02.12.2024.
2.Assistant Director of Town and country planning, Karur ROC No. U2PCQBBF/2024 /TCP. (Planning Permission issued on dated:23.12.2024.)
3. Panchayat Demand payment Request Letter, Dated: 03.01.2025.
4.ApplicantMr.P Jayabalan, Karur, Letter, Dated: 03.01.2025. (Payment of Panchayat Demand).

Body:

The application seeking Final Approval for the proposed formation of Residential Sub Division Application (Reference No: U2PCQBBF) to an extent of 964.00Sq.m. in the land bearing S.F.No. 2396/1A2, 2397/3A & 2398/2A of Andankovil East Panchayat/Village, Thanthoni Panchayat Union, ManmangalamTaluk, KarurDistrict (L.P/D.T.C.P.(KD) No.185/2024) Final order issued.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
3.The fees/charges collected from the applicant are as follows:
Layout Approval Fee: Rs.1000.00/-
Layout inspection Fees: Rs.4000.00/-

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.01.04 16:46:35



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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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