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Layout Application - Final Approval Letter

Roc No: 05/Layout/2024-25 Date: 1/3/25 7:51 PM

From:

Village Panchayat

Village Panchayat Office, Mangalapatti, Muthur, Tiruppur District -638 105

To :

Thiru. V.M.Sakthivadivel and 16 Others,
9/660(2)-Velampalayam village,
Muthur, Kangeyam ,
Tiruppur- 638 105.

Online Application Number: 6BGSJBQR

Sir/ Madam,

Sub :

Residential Layout Approval – Tirupur District – Kangayam Taluk – Vellakovil Panchayat Union – Velampalayam Panchayat – Mangalapatti Village R.S.No: 121/2B1, 2B2, 2B3, 122/1A2 (new S.F.No121/2B1) Final approval for the proposed residential plot admeasuring 6072 Sq. Providing – in relation to.

Ref :

1. Deputy Director of Urban Development, Tirupur District ROC No: 6BGSJBQR /2024/TCP Date: 06.09.2024
2. Ordinance No: 71 Department of Rural Development Dated: 16.06.2003
3. Ordinance No: 79 Housing and Urban Development Department Nov 4(3) Dated: 04.05.2017
4. Ordinance No: 18 Municipal Administration and Drinking Water Supply Department Dated: 04.02.2019
5. Deputy Director of Urban Development Tirupur Zone N.G.No:1896/2022/D.M.V/N.U.(D.M.) No:316/2022 Date:12.08.2022
6. Ordinance No: 138 Housing and Urban Development Nov 4(3) Department Date: 09.12.2020
7. Circular Letter of Director Urban Development, Chennai No: 4367/2019/BA2 Dated: 06.11.2019
8. Government Letter No:19113/No.V4(3)/2017-1 Department of Housing and Urban Development Dated:30.08.2017
9. Urban Development Commissioner, Chennai Circular Letter NO:13686/2017/BA1 Dated:08.09.2017

10. Velampalayam Panchayat Resolution No: 185/2024 Date: 26.11.2024
11. Land utilization fee and survey fee as per their market value certificate by Registrar Vellakoil Challan No: 20240920039252, 20240920039368 Date: 20.09.2024
12. Date of Payment of Fees to Velampalayam Panchayat online: 03.01.2025

Body:

Order,

Residential Layout land bearing R.Sf no. 121/2B1, 2B2, 2B3, 122/1A2, (new S.F.No121/2B1) 6072 square feet (1.50 acres) in Velampalayam Panchayat, Managalapatti village, Vellakovil Panchayat Union, Tirupur District, Kangayam Taluk the letter of the Deputy Director of Urban Development, Tirupur District Technical approval has been given for the proposed residential plot seen in view 1.

For the above proposed plot as per government order as seen in view 3
SWP/DTCP/TIRUPUR/LAYOUT NO. 214/2024
Plot Area : 1.50 Acres (a) 6072 Sq.m.
Allocated Park Area (a) Park 446.28 sq.m
Guideline assessment amount per area is Rs.66943.50/-
(Paid by the petitioner to the appropriate Government Head)

As per view 11 3% of the market value of the plot as per Government Guideline Assessment Land Use Change Amount Rs.27000/- and Scrutiny fee has been paid to the Government Treasury account under appropriate head.

According to the online receipt found in view 12, the Development fee of Rs.48497/- has been paid to the panchayat.

Therefore, as all the above fees have been received, based on the panchayat council resolution found in view 10 and order subject to the conditions stated in the decree and circular found inin view 1 to 9 that the final order issued of the Residential Layout

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.01.03 19:51:51



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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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