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Layout Application - Final Approval Letter

Roc No: 117L6WHR/2024/TCP

Date: 12/21/24 12:18 PM

From:

Village Panchayat

"Village Panchayat Office,
Thennilai East
Malakovil(Po),
Pugalur(TK),
Karur(Dt)-639206"

To :

Mr. R.Thangavel,
No: 11, Manalur,
Dharapuram,
Tiruppur – 638106.

Online Application Number: 117L6WHR

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning, Karur District - Comprised S.F.Nos. 1315/1B,2A,3A1 &1316/2B,3B - Thennilai East Village – K.Paramathi Union - Pugalur Taluk - Karur District - Extent : 0.4350 Acre (1760.00 Sq.m) - Concurrence/Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr. R.Thangavel, Tiruppur, Letter Dated:02.10.2024
2.Director of Town and Country Planning, Karur ROC No. 117L6WHR /2024/TCP. (Road pattern issued on dated: 09.11.2024)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant Mr. R.Thangavel, Tiruppur, Letter Dated: 20.11.2024. (Local body Gift deed document no. 2336/2024, dated: 12.11.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated: 09.11.2024, 20.11.2024. (Requiring Payment of OSR and Centage Fee).
14. Applicant Mr. R.Thangavel, Tiruppur, Letter, Dated: 20.11.2024, 28.11.2024 (Payment of OSR and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agricultural Karur, NOC ROC.No.E1/7273/2024, Dated. 27.09.2024.
17. Thennilai East Panchayat The payment of charges shall be made under the Collected head of account.
Layout Approval Fees : Rs 9000.00
Layout Inspection Fees : Rs 73920.00
18.Thennilai East Panchayat Resolution No.528/2024-2025, dt. 29.11.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Karur District -Comprised in S.F.Nos. 1315/1B,2A,3A1 & 1316/2B,3B -Thennilai East Village – K.Paramathi Union - Pugalur Taluk - Karur District - Extent: 0.4350 Acre (1760.00 Sq.m) – Final Approval Order.

SPECIAL CONDITIONS:
1.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.
2.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
3. According to the Circular No.12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
4.I requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
5.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
6.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil nilam website Special Conditions
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:-
1. Mr. R.Thangavel,
No: 11, Manalur,
Dharapuram,
Tiruppur – 638106.

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
Chinnadarapuram SRO Office,
Karur District.

4. Assistant Director,
Survey Land and Records,

Collectorate Office Campus, Karur District.
Email id:adsurkar@nic.in

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.12.21 12:18:22



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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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We're honored to be part of your real estate journey

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