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Layout Application - Final Approval Letter

Roc No: 9N1M67GF/2024/TCP

Date: 9/21/24 4:32 PM

From:

Village Panchayat

Village panchayat office, Tharagampatti

To :

Mr.R.Sathishkumar and Four Members,
No.12,ChellipalayamKuditheru,
Kathalapatti,ManavadiVillage,
Karur Taluk,
Karur District-639005

Online Application Number: 9N1M67GF

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No - 9N1M67GF/2024/TCP – Karur District, Kadavur Taluk, Kadavur Panchayat Union , TharagampattiPanchayat,Keelappaguthi Village, SF.No:435/4A1A2– Extend of 3280.0Sq.m – Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No:113/2024 Final order Issued reg

Ref :

1. Application (Reference No:9N1M67GF) received through Single Window Portal From Mr.R.Sathishkumar and Four Members. Dated:22-03-2024
2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:02.05.2024
3. Letter No.E1/2425/2024, Dated:17-04-2024. of Joint Director,Agriculture Department, Karur District. (Non Planning Area).
4. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning , Chennai (Circular).
5. Gift Deed Document No:2493/2024and 2494/2024,Dated:08.06.2024 uploaded by the Applicant Mr.R.Sathishkumar and Four Members, Dated:22.07.2024.
6. G.O.No.138, Housing and Urban Development Department , Dated:04.06.2004.
7. G.O.No.79, Housing and Urban Development Department , Dated:04.05.2017

8. G.O.No.18 , Department of Municipal Administration and Water Supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated:31.01.2020 and G.O.No.181,Housing and Urban Development Department , Dated:09.12.2020

9. G.O.No.141, Housing and Urban Development Department , Dated:23.09.2020

10.G.O.No.141, Housing and Urban Development Department , Dated:16.07.2022

11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017

12. Assistant Director Town and Country Planning Department Karur – Roc No – 9N1M67GF/2024/TCP, Dated:22.03.2024

13. Tharagampatti Village Panchayat Resolution No.709/2024, Dated:30-07-2024

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No: 9N1M67GF) to an extent of3280.0sqm. In the land bearing S.F.No. 435/4A1A2 of Keelappaguthi Village Tharagampatti village panchayat, Kadavur Taluk of Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.113/2024) Final order issed

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Onlythe entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any personwishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any disputearises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authorityto decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specifiedby the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards forthe provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by theowners/ developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by theowners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plotsdeveloped in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order videreferences 8th, 9th and10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for publicpurposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCOconcerned before issuing the final approval.

4. 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 anyReal Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.

The fees/charges collected from the applicant are as follows:

Layout Approval Fee: Rs.21000.00./-

Layout inspection Fees: Rs.230072.00./-

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.09.21 16:32:08



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Legal & Documentation Services

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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