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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: PK6YYMPQ/2022 Date: 3/14/24 7:41 PM

From:

Village Panchayat

Muthur

To :

Mrs. M. Nallamangai,
W/o V. Meenakshi Sundaram,
Door No.76, Alagar Nagar
NGO "A" colony,
Tirunelveli – 627007.

Online Application Number: PK6YYMPQ

Sir/ Madam,

Sub :

Residential Plot - Tirunelveli District Muthur Revenue Village Survey No. 3, 4/1, 5/1, 8/1B, 9/1B, and 12/1 at 45118.20/sq.m 11.14 acres residential plot DTCP for technical approval and drawings vide received as P.P/L.P/TLPA No.SWP/93/2023, LP/DTCP No.59/2023. For Final Approval and Commissioning Proceeding.

Ref :

1.Ordinance No. 71, Rural Development and Panchayat Department dated 16.8.2023.
2.Ordinance Status No. 255 Department of Rural Development and Panchayats dated 18.08.1997.
3. Proceedings of Director of Town & Country Planning in LP/ DTCP No.59/2023 dated 09/08/2023
4. Joint Director Tirunelveli District Urban Rural Development Process Orders No.ROC No.PK6YYMPQ/2022 Dated 04.10.2023.
5. Resolution No.9 Date:22.01.2024.

Body:

ORDER:
Tirunelveli District, Palayamkottai Panchayat Union, Muthur Village Panchayat, Muthur Revenue Village Survey No. 3, 4/1, 5/1, 8/1B, 9/1B, and 12/1 for 45118.20/sq.m 11.14 acre residential plot area 45118.20 sq.mtrs which has been approved by Joint Director / Member Secretary, Tirunelveli District Town & Country Planning, Tirunelveli Local Planning Area vide

proceedings of Planning Permission in approved No.LP/DTCP No.59/2023, and project approval has also been received under P.P/L.P/TLPA No.SWP/93/2023. The layout is situated on an area of 45118.20 Sqm (11.14 Acres). 225 plots have been allotted in this. Out of this total layout area of 12624.51 square meters, roads admeasuring 176.90 square meters are allocated for public use, for electricity board 171.41 square meters totalling to 348.31 square meters has been donated vide document No.5842/2023 dated 21.07.2023. Allocation of 3260.23 sq.m of park area as per Park Rule 47(6) as had been mentioned vide proceedings of Director of Town & Country Planning orders LP/DTCP No.59/2023 dated 09/08/2023 cited under reference “3” has been conveyed.

For this layout in Muthur Village Panchayat fees for 45118.20 square meters (11.14 acres) as assessment fee at 3% of the total amount of Rs.66865/- (GUIDELINE VALUE) (Rupees. Sixty Six Thousand Eight Hundred and Sixty Five only) and Rs.1000 per plot 225 X 1000 = 225000 (Rupees two lakh twenty five thousand only) and inspection fee of Rupees 1000 thousand only totalling to Rs.2,92,865/- has been paid by the petitioner on 11.03.2024 in the panchayat fund account.

As per condition the residential Layout has been approved by Muthur Panchayat as Approval Number.03/2023-24

Hence, final approval is given for this residential plot subject to the following conditions:

1. Terms and conditions as mentioned in letter No.LP/DTCP No.59/2023 dated 09.08.2023 of the Director of Town & Country Planning shall be followed.
2. Sale of plots mentioned in layout as approved under Order No.P.P/L.P/TLPA No.SWP/93/2023 dated 04.10.2023 attached in ROC No.PK6YYMPQ/2022 shall be carried out as per the conditions stipulated therein.
3. Any difference in the dues paid for the layout fees, of it is known later, the same shall be paid by the petitioner.
4. Delimitation of plots mentioned in Ordinance No.78, Department of Housing and Urban Development dated 04.05.2017 will be cancelled without any prior notice if the species mentioned in Rule No. 4 and 6 are affected.
5. The onus is on the petitioner to confirm the land license.
6. In case of comprehensive / extensive development project roads and parks through the plot, the land regularisation/approval will be cancelled without any prior notice.
7. Permission for access road to and from the plot should be secured by the petitioner.
8. Court case, if any, belongs to the petitioner.
9. If the tower route of high voltage cable passes through the plots, the land tenure will be cancelled without any prior notice.
10. If there is a channel passing through the plot/layout, it should be protected undisturbed.
11. Small pipe bridges should be constructed by the petitioner within 30 days to allow the flow of rain water and waste water on the cross roads in this subdivision and a report should be submitted to the Chairman of the Panchayat.
12. Electric poles on the main road and cross streets located in this subdivision should be erected within 30 days at the petitioner's own expense and a report should be submitted to the panchayat president.

Enclosure:

1. Proceedings of Joint Director, Tirunelveli District Local Planning Authority
2. Approved Layout Map-1.

Chairman
Muthur Village Panchayat
Palayamkottai Panchayat Union

Copy:

1. Joint Director, District Town & Country Planning Office, Xavier Colony, South Bypass, Tirunelveli - 627005.
2. Block Development Officer (V.P.), Palayamkottai.
3. Assistant Director, Survey Department, District Collector’s Office, Tirunelveli District
4. Tehsildar, Palayamkottai Taluk, Tirunelveli District
5. Divl. Deputy Block Development Officer (Divn-4), Palayamkottai.

Signature valid Village

Signed by: Village Panchayat President
Location:Tirunelveli
Date:2024.03.14 19:41:38

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
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The LandLens suite
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Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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