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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: V P L 01/2024-25

Date: 6/18/24 12:37 PM

From:

Village Panchayat

VITTILAPURAM

To :

Mrs. P. Mangaiyarkarasi & Mr. Arunachalam,
Door No.6, Roja Avenue, Anbu Nagar Extn,
Perumalpuram PO
Tirunelveli – 627007.

Online Application Number: HTT42RG0

Sir/ Madam,

Sub :

Residential Plot - ThoothukudiDistrict,Vittilapuram Revenue Village Survey No. 92/2, 92/3, 93/2 & 93/4 at 13700.00/sq.m3.38 acres residential plot DTCP for technical approval and drawings received as SWP / DTCP / THOOTHUKUDI/LAYOUT No. 40/2024 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 SWP / DTCP / THOOTHUKUDI/LAYOUT No. 40/2024 dated 25.03.2024
4. Proceedings of Director of Town & Country Planning in Roc. No. HTT426G0 / THOOTHUKUDI /2024/TCP dated 25.03.2024
5. NOC From Joint Director, Agriculture Department, Thothukudi District Roc. No. T3/690/2024, Dated: 16.02.2024
6. Resolution No. 46 Date: 18.06.2024

Body:

ThoothukudiDistrict, Karungulam Panchayat Union, Vittilapuram Village Panchayat, Vittilapuram Revenue Village Survey No. 92/2, 92/3, 93/2 & 93/4 of land plot area 13700.00/sq.m 3.38 acres which has been approved by Assistant Director / Member Secretary,Thoothukudi District Town & Country Planning, Thoothukudi Local Planning Area vide proceedings of Planning Permission in approved No. SWP / DTCP / THOOTHUKUDI/LAYOUT No. 40/2024, and project approval has also been received under Roc. HTT426G0/THOOTHUKUDI/2024/TCP.

The layout is situated on an area of 13700.00/sq.m 3.38 acres, 79 plots have been allotted in this.

Out of this total layout area of 13700Sq.m, roads admeasuring 4060.50Sq.m, for electricity board 49.43Sq.m, for Local Body board 50.02Sq.m&970.20 Sq.mof park area as per TNCDBR rule 47(6) totalling to 5130.15Sq.mhas been donated via document No.765/2024 & 766/2024 dated 19.03.2024, as per the mentionin the proceedings of Director of Town & Country Planning orders SWP / DTCP / THOOTHUKUDI/LAYOUT No. 40/2024 dated 25.03.2024 cited under reference “3”has been conveyed.

For this layout in Vittilapuram Village Panchayat fees for 13700Sq.m(3.38 acres) as assessment fee at 3% of the total amount of Guideline Value Rs.20280/- (Rupees Twenty Thousand Two Hundred and Eighty only), Rs.1000 per plot 79 X 1000 = 79,000 (Rupees Seventy Nine thousand only) and inspection fee of Rs1,500 (thousand five hundred only) totalling to Rs.1,00,780 has been paid by the petitioner on 17.06.2024 in the panchayat fund account. and Development Charges Rs. 20,000/- paid to the panchayat fund account.

As per condition, the Residential Layout has been approved byVittilapuram Panchayat asApproval Number.L01/2024-25 with reference to Resolution No. 46 Date 18.06.2024

Hence, final approval is given for this residential plot subject to the following conditions:
1. Terms and conditions as mentioned in letter No. SWP/DTCP/THOOTHUKUDI/LAYOUT No. 40/2024 layout as approved under Order Roc. HTT426G0 / THOOTHUKUDI / 2024 / TCP dated 25.03.2024 attached shall be carried out as per the conditions stipulated therein.
2 . The owners is on the petitioner to confirm the land license.
3. Court case, if any, belongs to the petitioner.
4. If the Electric Lines passes through the plots, the Electric Lines will be changed by the Owners.

Enclosure:
1. Proceedings of Asst. Director, ThoothukudiDistrict Town and Country Planning Dept. SWP/DTCP/THOOTHUKUDI/LAYOUT No. 40/2024 layout as approved under Order Roc. HTT426G0 / THOOTHUKUDI / 2024 / TCP dated 25.03.2024

Copy:
1. Asst. Director, Town & Country PlanningDept, ThoothukudiDist
2. Block Development Officer (V.P.), Karungulam
3. Assistant Director, Survey Department, Thoothukudi District
4. Tehsildar, Srivaikundam Taluk, ThoothukudiDistrict
5. Divl. Deputy Block Development Officer (Divn-3), Karungulam, Thoothukudi Dist.

Village

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

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

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
/services

The LandLens suite
/landlens/one

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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