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Layout Application - Final Approval Letter

Roc No: PF2FX7UN/2024

Date: 10/10/24 5:33 PM

From:

Village Panchayat

Village panchayat office, Tharagampatti

To :

Mr. K GANESAN AND A GOVINTASAMY
S/o. V.MURTHY,
11/8,PALLATHUPATTI,
VELLAPATTI VILLAGE,
KADAVUR TALUK,
KARUR DISTRICT- 621301.

Online Application Number: PF2FX7UN

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No - PF2FX7UN/2024/TCP – Karur District, Kadavur Taluk, Kadavur Panchayat Union , Tharagampatti Panchayat, Keelappaguthi Village, SF.No: 304/14A1& 305/10 – Extend of 32290.0 Sq.m – Technical Clearance/ Concurrence / Planning Permission No – SWP/ DTCP / Karur / Layout No:107/2024 Final order Issued reg

Ref :

1. Application (Reference No: PF2FX7UN) received through Single Window Portal From Mr. K GANESAN AND A GOVINTASAMY,. Dated: 20.06.2024.
2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated: 04.07.2024.
3. Letter No., E1/167/2024,Dated. 08.01.2024 of Joint Director, Agriculture department, Karur District.
4. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning , Chennai (Circular).
5. Gift Deed Document No: 2283/2024 dated. 05.07.2024 & Rectification Deed Document No: 2423/2024 dated. 15.07.2024 uploaded by the Applicant Mr. M.Anbuchozhan, Dated: 15.07.2024.

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 – PF2FX7UN /2024/TCP, Dated: 20.06.2024.
13. Tharagampatti Village Panchayat Resolution No. 708/2024-2025, Dated:30-07-2024

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No: PF2FX7UN) to an extent of 32290.0 sqm. In the land bearing S.F.No. 304/14A1& 305/10 of Keelappaguthi Village / Tharagampatti panchayat, Kadavur Taluk of Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.107/2024) 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. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing 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 authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the 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 the owners/ developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order video references 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 public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/ TANGEDCO concerned 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 any Real Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

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

Layout Approval Fee: Rs. 1,70,000/-

Layout inspection Fees: Rs. 1,19,187.00./-

Signature valid Village

Signed by: Village Panchayat President
Location:Karur
Date:2024.10.10 17:33:59



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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

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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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