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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc.No: 1/2024.
Resolution Number : 34/18.09.2024

Date: 10/14/24 8:14 PM

From: ROJA NAGAR

Village Panchayat

Pudukudi

To :

Thiru.K.Rajagopalan,
S/O, R.Kalidasan,
12, Gogulam illlam,
NGO Colony 9th Street,
Melagaram,
Tenkasi (Taluk)
Tenkasi (District)
Pin Code: 67818.

Online Application Number: WLK2VMJ5

Sir/ Madam,

Sub :

Sir /Madam,
Sub: Residential Layout – District Town and Country Planning office – Tenkasi District, Kadayanallur Taluk , Kadayanallur panchayat union – Pudukudi panchayat – Survey No : 975/2B1 – extend of 36962.oo sq.m (9.13 acres) Residential Plots – Final Approval issued by The President Pudukudi Village Panchayat (Planning Permission) – Reg.

Ref :

Ref:
1. Applicant Thiru.K.Rajagopalan, Application Ref No: WLK2VMJ5/2023/TCP, Dated: 01.11.2023.
2. District Town and Country Planning office, Tenkalsi District Letter No: WLK2VMJ5/2023/TCP. (Road Pattem Issued on dated 08.01.2024)
3. Joint Director, Agriculture Department, Tenkasi Department Letter No: Ni.4/7847/2023 Dated:12.10.2023.
4. Circular from the Director of Town and Country planning, Letter Roc No: 19799/2020, Dated : 24.12.2020.

5. Applicant Thiru.K.Rajagopalan, Letter No: WLK2VMJ5/2023/TCP, Dated: 22.01.2024.
(Gift deed document No:226/2024 Dated: 22.01.2024.
6. G.O. 138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. 79, Housing and Urban Development Department, Dated: 04.05.2017
8. 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.
9. G.O. 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. 181,Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country planning, ROC No. 320/2022/TCP3, Dated: 07.01.2022.
14. Demand Payment Request Letter No: PQ8M2QSX/2023/TCP, Dated: 24.01.2024 (requiring Payment of Centage Charges Fees).
15. Applicant Thiru.K.Rajagopalan, Letter No: WLK2VMJ5/2023/TCP, Dated: 24.01.2024. (requiring Payment of Centage Charges Fees).
16. Circular from the Director of Town and Country Planning ROC NO. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Kadayanallur Union, Pudukudi Village Panchayat, and Approving to an extend of 36962.00 sq.m (9.13 Acre) in the Land Bearing Survey No: 975/2B1 from 1 to 148 Residential Plots and Layouts, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows Aprovel is number issud as L.P/TDTCP.No-SWP/06/2024 subject to special condition and technical clearance and local authority.
2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission), Tenkasi District, The Approved Layout Map for the Residential plots and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drainage, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Pudukudi Village Panchayat, Kambaneri II Village with the document No : 226/2024, Dated: 22.01.2024 Registered at the kadayanallur sub–Register Office.
3. According to the ordinance in Reference 12, 3% market value fee for Residential layout plot Rs. 17,79,000/- Payment Transaction ID: 1c50f168-1e73-4e29-aef8-96060897b8a5
Dated: 24.09.2024.
4. Layout Approval fee Rs.5,40,000/- Payment Transaction ID: 1c50f168-1e73-4e29-aef8-96060897b8a5
Dated: 24.09.2024.
5. Layout plot fee (from 1 to 148 plots) – Rs.1,48,000/- Payment Transaction ID: 1c50f168-1e73-4e29-aef8-96060897b8a5 Dated: 24.09.2024.
6. Layout Inspection fee RS.1000/- Payment Transaction ID: 1c50f168-1e73-4e29-aef8-96060897b8a5
Dated: 24.09.2024.

Therefore, Subject to Specific Conditions, Tenkasi district, Kadayanallur panchayat Union, Pudukudi Village Panchayat, extent of 36962.00 sq.m (9.13 Acre) in the land bearing Survey No: 975/2B1 from 1 to 148 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

Conditions:

1. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: MIKQN6KU, dated: 22.06.2024 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above-mentioned Layout and Approval Number is Assigned as follows L.P/TDTCP.No-SWP/06/2024. All the special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.
3. The applicant Shall be bound by any changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
4. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in

5. Construction of high voltage / low voltage power line for plots to the plots to be sold by applicant through the reserved area of public or open space handed over to local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.
6. when the appeal is Decided, It is Considered that the Amount is missing in the Panchayat Audit and Local Fund Audit and the amount Considered as Deficecncy in the Audit Should be Paid by the Applicant.
7. Panchayat Secretary, Pudukudi panchayat office, Kadayanallur panchayat union. Pudukudi Panchayat Resolution copy on 18.09.2024 in the month of Septemper 2024 , Wednesday at 10.00 am the ordinary meeting of Pudukudi panchayat member was held in the panchayat office. Details if the action taken in the meeting at that time are as follows Chairman Tmt.I.Kasthuri Panchayat President and 9 ward members including the panchayat president. Tenkasi District, Joint Director, / Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: WLK2VMJ5/2023/TCP/2024/TCP Dated: 09.02.2024 and Residential Layout Technical Clearance / Concurrence / Planning permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/TDTCP.NO:SWP/06/2024 Seeking Approval of the Council to grant approval subject to specified conditions.
Resolution: Resolution No.34/18.09.2024 / 2024-25, ROC.No. 1/2024 - 2025 is Granted unanimously.

President,

Pudukudi Village Panchayat.

To,
1. Thiru.K.Rajagopalan S/O Kalidasan, 12, Gogulam illam, NGO Colony 9th Street, Melagaram, Tenkasi Taluk, Tenkasi District, Pin Code– 627818.
Copy to,
2. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department, Tenkasi .
3. Kadayanallur Sub Register, Kadayanallur Office, Tenkasi District,
4. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi .
5. The Assistant Director, Department land Survey and Records, Tenkasi District.
6. Block Development Officer (VP) , Kadayanallur Panchayat Union , Pudukudi Village Panchayat, Tenkasi District.
7. Panchayat Secretary, Boganallur Panchayat Office, Kadayanallur Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tenkasi
Date:2024.10.14 20:14:04

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

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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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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.