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Layout Application - Final Approval Letter

Roc No: YFY6AF11/2024

Date: 12/17/24 5:42 PM

From:

Village Panchayat

Ko. Kothanur

To :

Thiru. Prabhu, Thiru. Sasikumar,
Thiru.Murugan and Tmt.Tamilselvi,
No. 171/1, Sekkilar Street,
Periyar Nagar,
Virudhachalam Town,
Cuddalore District.

Online Application Number: YFY6AF11

Sir/ Madam,

Sub :

Residential Layout Approval – Ko.Kothanur Panchayat to Grant Permission to an Extent 5.81 ¼ Acres or 23526 .00 Sq.m The Land Bearing Ko.Kothanur Village S.F.Nos. 109 /1A2,3A,3B;110/1A ; Cuddalore District , Veppur Taluk , Nallur Panchayat Union , Ko.Kothanur Panchayat and Village Technical Approval is Issued.

Ref :

1. Applicants Thiru. Prabhu, Thiru. Sasikumar, Thiru.Murugan and Tmt.Tamilselvi Online Reference No. YFY6AF11/2024/TCP,Letter Dated:13.08.2024.

2. District Town and country planning Office, Cuddalore District Letter No. YFY6AF11/2024/TCP (Road pattern issued on dated:06.09.2024).

3. Joint Director Agriculture department, Letter Roc.No.E2/11991/2024 Dated:30.08.2024.

4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

5. Applicants Thiru. Prabhu, Thiru. Sasikumar, Thiru.Murugan and Tmt.Tamilselvi, Gift deed document Nos:1697/2024 and 1698/2024,dated:25.10.2024.

6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O. Ms. No.16, MunicipalAdministration and Water Supply Department, dated:31.01.2020.

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

10. G.O. Ms. No.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, Dated.28.10.2024 (Requiring Centage Charges, Sub Division Charges and DevelopmentCharges).

15. Applicants Thiru. Prabhu, Thiru. Sasikumar, Thiru.Murugan and Tmt.Tamilselvi Demand payment Submitted Letter,Dated:28.10.2024 (Centage Charges, Sub Division Charges and Development Charges).

16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

17. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and afterconducting site inspection , The applicant was directed to handover the portion of land earmarked forroads,Public purpose meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deed vide reference 5th citied above and on receipt of payment of charges such asCentage Charges vide reference 14th citied above ,The Technical Approval is Assigned as

SWP/DTCP/Cuddalore District - L.P/A.D.T.C.P (CUDD) No.151/2024.

The Technical Approval is Issued to the mentioned Layout subject to the following conditions.

1. The Local authority shall accord permission duly following the rules/regulations Order issued from timeto time under the Respective Acts.

2. Ko.Kothanur Panchayat and Village Resolution No -129/2024.Dated 05.12.2024.

3.Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.

4.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

5.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

6.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

7.Every plot deed registration should be accompanied by a copy of this layout approval map.

8.The Applicant shall be bound by any changes of orders issued by the Government in the

Policy regarding.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.12.17 17:42:58



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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

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Vastu & Property Management Tools

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