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Layout Application - Final Approval Letter

Roc No: 1/2024

Date: 11/23/24 12:44 PM

From:

Village Panchayat

Pamani

To :

Thiru. K.Karthi and Tmt.K.Kanagavalli
S/O Kandasamy
NO.2/1 Vala Street
Kacheri Road
Thiruthuraipoondi
Thiruvarur

Online Application Number: ZWFDDP5W

Sir/ Madam,

Sub :

Residential Layout – Pamani Panchayat Office – Thiruvarur District – Thiruthuraipoondi Taluk - Thiruthuraipoondi Panchayat Union – Pamani Panchayat , Pamani Revenu Village, S.F.Nos. 188/3,188/4,188/5,188/6,188/7,189/2,189/3 and 189/4 in an area of 11450 sq.m and the approval of the Panchayat for the new Residential Layout (G.K.GARDEN) which has received technical approval from the Assistant Director, District Town and Country Planning Office, Thiruvarur District. – Reg.

Ref :

1.Applicant Thiru K.Karthi and Tmt.K.Kanagavalli, Thiruthuraipoondi Application Ref No: ZWFDDP5W(27503/2024/TVR) Dated: 06.08.2024
2. District Town and country planning Office, Thiruvarur District Letter No: No: ZWFDDP5W(27503/2024/TVR) Dated: 12.08.2024(Road Pattern Issued)
3.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The Joint Director of Agriculture Department , Thiruvarur District NOC vide Letter No.E4/4083/2024/ Dated 31.05.2024
5. The District Collector, Thiruvarur District, NOC vide Letter No.5119/2023/F1 Dated 28.03.2024
6. Applicant Thiru K.Karthi and Tmt.K.Kanagavalli, Thiruthuraipoondi Application Ref No: ZWFDDP5W(27503/2024/TVR (GiftDeed Document no:2636/2024 and 3046/2024 Dated 16.08.2024 and 20.09.2024)
7. District Town and country planning Office, Thiruvarur District Letter No.27503/2024/TVR . Dated: 06.08.2024/2024/TCP

8. Demand payment Request Letter, Dated: 25.09.2024 (requiring payment of Layout Fee and Inspection Fee, Conversion Charges)
9. Applicant K.Karthi and K.Kanagavalli Letter, Dated: 13.11.2024 Payment of Layout Fee and Inspection Fee, Conversion Charges)
10. Pamani Panchayat Resolution No: 113 Date: 23.11.2024

Body:

"G.K.GARDEN" situated on S.F.Nos. 188/3,188/4,188/5,188/6,188/7,189/2,189/3 and 189/4 in thiruvarur District, Thiruthuraipoondi Taluk - Thiruthuraipoondi Panchayat Union – Pamani Panchayat , Pamani Revenu Village – G.K.GARDEN as per the Ordinances 1 to 3 and as per the processes mentioned in View-4. - Technical clearance issued has been given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:62/2024 for the Residential Layout named

Road, Road splay, Park, Public Purpose Area and EB Public Area has been handed over deeded by Pamani Panchayat as seen in view-5 and then other than the above mentioned species the appropriate fees have been paid in the bank through bank Challan No. 20241107014956 as seen in view-6 and a copy of it has been received by the panchayat council.

It is hereby ordered that the final approval of the local body for the new Residential Layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.

conditions:

1. Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:62/2024
2. No alteration shall be made to road dimensions, road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Thiruvarur District.
3. The approval number reference should be advertised through a notice board at the Resdential layout location
4. Plots other than plots selected for public purposes in this section should be used only for construction of residential houses.

As per TNCDBR-2019 the following fee and charges are collected as follows:

- Scrutiny Fees – Rs. 17175/- Remitted through Online. .
- Centage Charges – Rs. 18000/- Remitted through Online.
- Subdivision Charges – Rs.24000/- Remitted through Online.
- Development Charges – Rs.11450/- Remitted through Online
- Display Board charges : Rs. 1,500
- The Armed Force Flag Day Fund : Rs. 5,000/- (Receipt no. FD/FUND/586521/ Dated:25.09.2024
- E-Challan - Rs .224010 Through Bank Date: 07.11.2024

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வாய்மையே வெல்லும்



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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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