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Layout Application - Final Approval Letter

Roc No: 03/2024-25 Date: 1/23/25 4:10 PM

From:

Village Panchayat

Appaneri Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block,Thoothukudi District

To :

SIVACHIDAMBARAM A 1/187,Middle street, Palaya
Appaneri,,,Appaneri,Kovilpatti,Thoothukkudi. 628502

Online Application Number: ZNHKL70Y

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk –
Kuruvikulam Panchayat Union – Appaneri Panchayat / Village – S. No 223/1A – Extent of 2632 Sq. m. (0.65 Acres)

Ref :

Applicant Thiru. A. Sivachidambaram, Online Application No. ZNHKL70Y/2024 dated 30.07.2024 (SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 183/2024)

Body:

Sub :

1. Applicant Thiru. A. Sivachidambaram, Online Application No. ZNHKL70Y/2024 dated 30.07.2024.
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 15.11.2024.
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/7172/2024, Dated: 27.08.2024
4. Applicant Thiru. A. Sivachidambaram, Gift deed (Local Body) document no. 9874/2024,

dated:
19.11.2024 and Giftdeed (TANGEDCO) document no.9873/2024, dated: 19.11.2024.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 21.11.2024 (Requiring payment of Centage).
16. Applicant Thiru. A. Sivachidambaram, letter dated 09.01.2025 (Payment of Inspection Fees and Layout Approval Fees)
17. Applicant Paid Land Conversion Charge Rs 3000 Date: 20.12.2024

Body :
With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout at Thoothukudi.District, Kovilpatti Taluk, Kuruvikulam panchayat Union, Appaneri Panchayat/Village in Survey No. 223/1A, Extent of 2632 sq.m. (0.65 Acres).In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 15.11.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 19.11.2024. Hence, this residential layout is given approval with following conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 183/2024 and enclosed with 2 set of original maps and gift deeded documents.
2. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website special conditions.

Special Conditions
1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
5.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges.

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.01.23 16:10:18



our services doesn't just end there

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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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