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Layout Application - Final Approval Letter

Roc No: 1U4IR10K / THOOTHUKUDI/TCP/ 2024

Date: 12/28/24 11:58 AM

From:

Village Panchayat

K.Thalavaipuram

To :

VENKATA KRISHNRAJAN P ,
2/40 WEST STREET,SOUTH VEERAPANDIYAPURAM,THERKUVIRAPANDIAPURAM POST,OTTAPIDARAM,T Veerapandianpuram,Ottapidaram,Thoothukkudi,628002

Online Application Number: 1U4IR10K

Sir/ Madam,

Sub :

Residential Layout Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Local Planning Area- Ottapidaram Taluk & Union –-Katcheri Thalavaipuram Panchayat– Katcheri Thalavaipuram
Village – S.F.No.305/3A1A3, 305/4A,305/4B,305/5, 307/11, 307/12, 307/13 – Site Extent of 17700.0 sq.m.(4.37Acres) – Planning Permission issued - forwarded for further action – Reg

Ref :

1.Assistant Director Town & Country Planning office's Thoothukudi letter NO. Subject to the conditions of ROC No. 1U4IR10K / THOOTHUKUDI/TCP/2024.
2.Katcheri Thalavaipuram Panchayat Permission No: 01/2024-2025 date 28.12.2024
3.Related documents.
Gift Deed No.3756/2024 dated 02.12.2024

Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F.No.305/3A1A3, 305/4A,305/4B,305/5, 307/11, 307/12, 307/13, Ottapidaram Taluk & Union –- Katcheri Thalavaipuram Panchayat– Katcheri Thalavaipuram Village Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.189/2024 for 103 plots situated at Survey no. 305/3A1A3, 305/4A,305/4B,305/5, 307/11, 307/12, 307/13 with an area of 17700.00 sq.m.(4.37Acres). Ottapidaram Taluk & Union –- Katcheri Thalavaipuram

Panchayat– Katcheri Thalavaipuram Village permission, the Final Approval has given.
The Katcheri Thalavaipuram Panchayat has given the Final Approval with the following conditions:
1) This order is issued based on the documents only submitted by Applicant. If any errors/irregularities will be find later, this order will be cancelled without intimation.
2) In case of building construction in this plot, proper building license/permission should be obtained separately from the Concerned Panchayat on payment of appropriate fees
3) All guarantees and receipts issued by this office will be cancelled if a dawn is received by the court regarding regularization of plot/tenement.
4) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction.
5) This order is not applicable if the applicant has attached false documents.
6) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) Government Order No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre-dated warranty.
8) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of SWP/DTCP/THOOTHUKUDI/LAYOUT No.189/2024 dated 28.12.2024. must be followed,
9) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.
10) This order does not apply to public places and roads where there is an encroachment.
11) The applicant was full responsibility maintain the BT Road for 5 years from the date of handing over at their own cost.
12) Other Basic Amenities works will be carried out by the Panchayat only after Sufficient Residences Are Constructed as per Government Norms in that area.
13) Street Lights and Electric Poles Installed in the above Plot section should be Maintained at their own cost of Applicant.
14) The Survey No. 305/3A1A3, 305/4A,305/4B,305/5, 307/11, 307/12, 307/13 Situated In 1 to 103 plots are attached to Ottapidaram Union, Katcheri Thalavaipuram Panchayat and Katcheri Thalavaipuram Village.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2024.12.28 11:58:32



our services doesn't just end there

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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