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Layout Application - Final Approval Letter

Roc No: 01/SWP/LPA/24-25/J3HGKCOF/2024/TCP

Date: 9/6/24 4:54 PM

From:

Village Panchayat

Village Panchayat Office,
Vedapatti,
Madathukulam,
Tiruppur District - 642 203.

To :

Mr. KANAGAVEL,
D No 230, KRISHNAPURAM, MADATHUKULAM TALUK, TIRUPPUR - 642 111.

Online Application Number: J3HGKCOF

Sir/ Madam,

Sub :

Residential Layout Approval - Tirupur District - Madathukulam Taluk- Vedapatti Panchayat - Vedapatti Village - S.F No. 148/1A1B2 4050.00 (1.00 Acres) - final approval.

Ref :

1. Application no J3HGKCOF/2024/TCP Received through Single Window Portal from Mr. N.Kanagavel Dated: 27.03.2024.
2. Gift deed document no1619/2024 handover to vedapatti panchayat office on 20.05.2024.
3. Demand amount paid on 30/08/2024.
   a) Development charge 100 cent * 500 = 50000/-
   b) Streetlight fees 30000/-
   c) Inspection fee 1000/-
   d) Other charges 1000/-

   Total 82000/-
4. The Technical clearance issued for the application no J3HGKCOF and the final approval no SWP/DTCP/TIRUPPUR/LAYOUT/153/2024.
5. 3% of the market value of the land Paid for Land Use Conversion Charge Rs 15000/- has been done by the Treasury accound on 06/08/2024. Its application number is 20240805011818, bank reference number is CPAEBVZQL2.

Body:

1. Approval is hereby given for the 22 plots on the map applied for constructing a residential plot on an area of 1.00 acres 4050.00 square meters in Vedapatti Panchayat and Vedapatti Village, Tirupur District, Madathukulam Taluk, and S.F. No. 148/1A1B2.
2. Permission for this plot map is granted as per Resolution No. 85/2024, dated 06/08/2024.
3. Approval is given by Vedapatti panchayat01/SWP/LPA/24-25/J3HGKCOF /2024/TCP (ANBU NAGAR) for the plot under urban development department approval no SWP/DTCP/ TIRUPPUR/LAYOUT/153/2024.
4. The permission is given on the basis of the conditions mentioned in the plot plan approval as seen by the Commissioner of Urban Development, Chennai and Assistant Director of Urban Development (PO) Tiruppur Zone.
5. The map may not be used for any purpose other than that for which it was authorized.
6. Even if it is announced that some fees are to be paid in addition to the allowed fee for issuing plot license, if the fee is known to be undercharged or there is any change in the basic facilities, the owner shall be responsible for paying the specified amount within seven days of receiving the notification of the amount.
7. Before building the plots in the subdivision, permission must be obtained from the municipal government for each building and after the construction work is completed, the tax must be paid.
8. Rainwater harvesting structure should be created in every building erected in the plot.
9. The permission of other departments of the central state government is allowed to get all the required at any stage to set up a plot.
10. If any or all of the above conditions are violated or the plot is constructed in deviation from the approved plan, the owner shall be subject to action as per rules and shall be liable to fine.
11. After approval of the subdivision map, the date of approval of the decision by the subdivision where the subdivision approval is received and without any modification/ omission of the subdivision map6'X4' size permanent information board shall be published in view of the public at the entrance of the plot.
12. EWS plots reserved for economically backward persons should not be amalgamated or rearranged.
13. Map approval is subject to the provisions of the TamilNadu Panchayats Act, 1994 and the TamilNadu Rural and Urban Organization Act.
14. Apart from the above conditions, final approval for subdivision is given subject to conditions imposed by the Government or the Panchayat Council from time to time.
15. All conditions mentioned in the letter in view 1 are applicable, a copy of which should be provided to the housing providers.
16. If any of the above conditions are found to have been violated or if it is later found that litigation is pending on the date, the approval of the plot issued will be canceled without any prior notice.

Note :

1. Approved Plot Map 1 No
2. Condition ofApproved Plot 1 No

Copy to :

1. Mr. KANAGAVEL, D No KRISHNAPURAM, MADATHUKULAM TALUK, TIRUPPUR - 642 111
2. Deputy Director (P) of Urban Development, Tirupur.
3. Assistant Director (Panchayat), Tirupur.
4. Registrar, Office of the Registrar, Kanyur.
5. District Development Officer (AD) Madathukulam.

Village

வேலப்பட்டி ஊராட்சி மன்றம் தலைவர் செயல் அலுவலர். திருப்பூர் மாவட்டம்

PRESIDENT 6/9/24
VEDAPATTI PANCHAYAT
MADATHUKULAM UNION

Signature valid
Signed by: Village Panchayat President
Location: Tiruppur
Date:2024.09.06 16:54:41



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

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



empowering your real estate decisions with smart tools

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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