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Layout Application - Final Approval Letter

Roc No: TSNL05ZS/2024/TCP

Date: 9/19/24 2:08 PM

From:

Village Panchayat

"President,
Village Panchayat Office,
Inanganur,
Inanganur Post,
Inanganur Panchayat-639205"

To :

Mr.P S Sellamuthu and K Kandasamy,
No : 474, Bajar Street,
Mulanur, Dharapuram,
Tiruppur - 638106.

Online Application Number: TSNL05ZS

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning, Comprised in S.F.Nos : 565/2 & 566/2 of Inanganur Panchayat/Village - Aravakurichi Panchayat Union - Aravakurichi Taluk - Karur District - Extent : 5.73Acre (23200.00 Sqm) –
Final Approval issued - Reg.

Ref :

1.Application (Reference No: TSNL05ZS) received through Single Window Portal from Mr.P S Sellamuthu and K Kandasamy, Tiruppur, Dated: 13.06.2024.
2.Assistant Director of Town and country planning, Karur ROC No. TSNL05ZS /2024 /TCP. (Planning Permission issued on dated:01.08.2024.)
3. Panchayat Demand payment Request Letter, Dated: 13.08.2024.
4.Applicant Mr.P S Sellamuthu and K Kandasamy, Tiruppur, Letter, Dated: 14.08.2024. (Payment of Panchayat Demand).
5.Inanganur Panchayat Resolution : 452/2024-2025, Date-07.08.2024.

Body:

The application seeking Final Approval for the proposed formation of Residential layout Application (Reference No: TSNL05ZS) to an extent of 23200.00 Sq.M. in the land bearing S.F.No. 565/2 & 566/2 of Inanganur Panchayat/Village, Aravakurichi Panchayat Union,

Aravakurichi Taluk, Karur District (L.P/D.T.C.P.(KD) No.115/2024) Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market,book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
3.The fees/charges collected from the applicant are as follows:
Layout Approval Fee: Rs.1,00,000.00/-
Layout inspection Fees: Rs.87,000.00/-

Village



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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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