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Layout Application - Final Approval Letter

Roc No: SRF79CZD/33881/2024/TCP

Date: 11/26/24 4:53 PM

From:

Village Panchayat

Village Panchayat Office, Near Colony Mariyamman Kovil, R.R.Kuppam, Ulundurpet T.K, Kallakurichi D.T

To :

S.Joseph Arul Gnanapragasam
No:8/67, Chinna saalai, Eraiyur village
Ulundurpet taluk,
Kallakurichi -607201

Online Application Number: SRF79CZD

Sir/ Madam,

Sub :

Residential layout in Kallakurichi District, Ulundurpet Taluk, Ulundurpet Panchayat Union, R R Kuppam Panchayat , Olaiyanur Village, S.F.No:14/6,15/3A,15/5B2A Which have an extent of 1.85 Acre or 7501.00 Sq.m- Techinical Clearance issued-Forwarded for the further Action -reg

Ref :

1) Applicant Mr.S.Joseph Arul Gnanapragasam , The layout proposal received through online vide reference No:SRF79CZD/33881/2024 Dated : 04.09.2024.

2) District Town and country planning Office, Kallakurichi District Letter No. SRF79CZD/33881/2024 . (Road pattern issued date: 21.09.2024)

3) Kallakurichi District Joint Director , Agriculture NOC Letter No.A3/7019/2024, Dated: 10.09.2024.

4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020

5) Applicant Mr.S.Joseph Arul Gnanapragasam, Gift deed (Local Body) Document No. 3904/2024 ,Dated: 24.09.2024.

6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004

7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.

8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019 and G.O (Ms) No: 16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020

10) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020

11) Government Letter No.19113 / Nov 4 (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) Applicant Mr.S.Joseph Arul Gnanapragasam , Letter, OSR Fees Rs.75264/-, Dated: 27.09.2024 & Centage Fees Rs.12000/-, Dated: 01.10.2024.

15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

16). Land Coversion Charges Challan No 20241126006378, Dated 26.11.2024

17). Village Panchayat Resolution No 31/2024, Dated 26.11.2024

18). Local Body Demand Collected, Dated: 26.11.2024

Body:

Residential layout in Kallakurichi District, Ulundurpet Taluk, Ulundurpet Panchayat Union, R R Kuppam Panchayat, Olaiyanur Village, S.F.No:14/6,15/3A,15/5B2A. Which have an extent of 1.85 Acre or 7501.00Sq.m. The layout proposal received in this for concurrence. In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Kallakurichi District office on 21.09.2024. Further the Applicant Mr.S.Joseph Arul Gnanapragasam, has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift deed document No: 3904/2024 ,Dated: 24.09.2024.
Hence, planning permission for Residential layout has been issued by the Kallakurichi District office on 01.10.2024. Local body on Dated: 26.11.2024. this residential layout has been approved with Village Panchayat Resolution No. 31 /2024, Dated.26.11.2024 with below conditions.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department and Local Body shall not be done without the prior approval of the District Town and Country Planning department and Local Body.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR -

2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The low laying part of the layout area should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permissionfrom the Town and Country Planning dept or the Local Body Office concerned.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent Body: to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department and Local Body without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

Copy To:

1) Block Developement Officer,
Ulundurpet Union
Ulundurpet Taluk,
Kallakurichi District.

2) Tahsildar ,
Ulundurpet Taluk ,
Kallakurichi.

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4) Sub-Registrar,
Ulundurpet Sub- Registrar Office,
Kallakurichi District.

5) Assistant Director,
Survey & Land Records,
Kallakurichi District.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2024.11.26 16:53:15



our services doesn't just end there

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

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

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