

Layout Application - Final Approval Letter



Roc No: LA/02/2024

Date: 10/4/24 4:01 PM

From:

Village Panchayat

Emapalli

To :

1. Mr. Mr.M Samiyappan And Other Four Members,
98,Thandral Nagar,
Villarasampatti,
Periya semur A,
Erode- 638 107.

Online Application Number:

BWW1OJG2

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent 2.42 Acres (or) 9758.00 Sq.m in S.F.No:238/9,4B2 & 20- Emapalli Village & Panchayat – Tiruchengode Panchayat Union – Tiruchengode Taluk - Namakkal District-Final Order issued - Reg.

Ref :

1. Applicants Mr.M Samiyappan And Other Four Members, Erode District Online Application Ref No: BWW1OJG2 (F.No. 27951), Dated.20.05.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/5684/2024, Dated: 29.05.2024. (Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ BWW1OJG2/27951/2024/TCP (Road pattern issued on dated: 11.09.2024).
6. Applicants Mr.M Samiyappan And Other Four Members, Erode District Online Application Ref No: BWW1OJG2 (F.No. 27951), Gift deed document No: 7665/2024 (LOCAL BODY) & 7666/2024 (TANGEDCO), Dated: 16.09.2024.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
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.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].
16. G.O.(Ms).No.58, Housing and Urban Development [UD4(1)] Department, Dated: 05.03.2024.
17. Demand payment Request Letter, Dated: 11.09.2024 & 20.09.2024. (requiring payment of OSR Charge, Centage Fee , Development
18. District Town and country planning Office, Namakkal District Letter No: NKL/ BWW1OJG2/27951/2024/TCP (Planning Permission issued on dated: 23/09/2024).

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), The proposal for Residential Layout with an extent 2.42 Acres (or) 9758.00 Sq.m in S.F.No:238/9,4B2 & 20– Emapalli Village & Panchayat – Tiruchengode Panchayat Union –Tiruchengode Taluk - Namakkal District-The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO:247/2024 dated on 23/09/2024 subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After scrutinizing the documents and On-site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, Necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 52.50 sq.m and Roads area of 3201.63 sq.m are donated to the Emapalli Panchayat with the document no: 7665/2024 (LOCAL BODY) & TANGEDCO area of 64.15 sq.m 7666/2024 (TANGEDCO), Dated: 22.07.2024.registered at the Tiruchengode Sub registrar Office.
3. According to the ordinance in Reference4, 3% Market Value fee for Residential Layout Plot of Rs.21,200/- (Rupees Twenty One Thousand Three Hundred Rupees Only) has been paid by the Applicant towards State Bank of India, E-Challan – Online Payment Receipt No: 20241002035375, Dated: 02.10.2024 and the bank Receipt has been handed over to the Emapalli Panchayat by the Applicant.
4. The fees/charges collected from the applicant are as follows: Layout approval fees:57500/- Dt.02-10-2024

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.10.04 16:01:38

