Layout Application - Final Approval Letter

Roc No: THENI / GMTO39A1 / 2024 Approval No- 02/2024-2025

Date: 4/12/24 7:02 PM

From:

Village Panchayat

Unjampatti

To :

Thiru.T.Sivaprakash,
S/o.Thanuskodi,
D.No.54/9, Devangar Street,
Vayalpatti, Veerapandi
Theni Taluk,
Theni District – 625 534

Online Application Number: GMTO39A1

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat Union, Unjampatti Panchayat / Village, S.Nos- 1228/2D2A, 1228/2D2C, 1228/2E2A, 1228/2E2C, 1228/2F2A, 1228/2F2C, 1228/2G2A, 1228/2G2C and 1236/2A2B Site Extent of 6784 sqm - Technical Clearance issued -Final Approval

Ref :

1. Applicant Thiru.T.Sivaprakash Online Application No. GMTO39A1, Dated: 12.03.2024
2. District Town and country planning Office, Theni District Letter No .THENI / GMTO39A1 /2024/TCP (Road Patten issued dated: 05.04.2024).
3. Joint Director, Agriculture department, Theni District letter No.T1/2182/2024, dated 03.04.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant Thiru.T.Sivaprakash letter dated. 08.04.2024 (Local body Gift deed document no.2971/2024, dated: 06.04.2024 and TANGEDCO Gift deed document no.2972/2024, dated: 06.04.2024).
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, 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. Demand payment Request Letter, Dated: 05.04.2024 and 08.04.2024 (requisting payment of OSR Fee and Centage Fee,).
15. Applicant Thiru.T.Sivaprakash letter Dated: 08.04.2024 (Payment of OSR Fee and Centage Fee paid,).
16. Circular from the Director of Town and Country Planning, Roc No.4367/ 2019/TCP2, Dated: 14.10.2019 and 14.08.2021
17.District Town and country planning Office, Theni District Letter No .THENI / GMTO39A1 / 2024/TCP(Plot Patten issued dated: 09.04.2024).
18. Demand payment Request Letter, Dated: 12.04.2024 (requisting payment of 3% Land Conversion, Scrutiny fees and Inspection Fee)
19. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Theni District, Theni Taluk / Panchayat Union, Unjampatti Panchayat / Village, S.Nos- 1228/2D2A, 1228/2D2C, 1228/2E2A, 1228/2E2C, 1228/2F2A, 1228/2F2C, 1228/2G2A, 1228/2G2C and 1236/2A2B Site Extent of 6784 sqm - Technical Clearance issued Forwarded for further action In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Theni District on 05.04.2024. Further the applicant Thiru.T.Sivaprakash have gift deed the road road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no. 2971/2024, dated: 06.04.2024 and TANGEDCO Area vide Gift deed document no. 2972/2024, dated: 06.04.2024. Hence, this residential layout has been approved with below conditions.
1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/42/2024 and enclosed with 2 set of original maps and gift deeded documents has been Submitted and received Local Body Approval with Approval No-02/2024-2025
2. It is informed to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders
4.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website

Special Conditions
1.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.04.12 19:02:52