

Layout Application - Final Approval Letter



Roc No: 2/2024-2025

Date: 9/30/24 2:30 PM

From:

Village Panchayat

Mangalapuram

To :

RAJAMANICKAM S
S/O SENGODA GOUNDER
70/2, M.G.R. NAGAR, NETHIMEDU,
SALEM-636002

Online Application Number:

S2G6CH8K

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.1950 Acres (or) 4850.00 Sq.m in S.F.No:285/6&7A- Mangalapuram Village & Panchayat- Namagiripettai Panchayat Union - Rasipuram Taluk- Namakkal District-Layout Approval - Reg.

Ref :

1. Applicant Mr. S.Rajamanickam, Salem District Online Application Ref No: S2G6CH8K (F.No. 27325), Dated.25.04.2024.
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. E4/5158/2024, Dated: 30.05.2024. (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/ S2G6CH8K/27325/2024/TCP (Road pattern issued on dated: 11.07.2024).
6. Applicant Mr. S.Rajamanickam, Salem District Online Application Ref No: S2G6CH8K (F.No. 27325), Gift deed document No: 4207/2024 (LOCAL BODY) & 4208/2024 (TANGEDCO), Dated: 29.07.2024.
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. Demand payment Request Letter, Dated: 11.07.2024, 05.08.2024 & 07.08.2024. (requiring payment of OSR Charge, Centage Fee & Development Charge).
15. Applicant Mr. S.Rajamanickam, Salem District Online Application Ref No: S2G6CH8K (F.No. 27325), Dated.31.07.2024 ,06.08.2024 & 07.08.2024. (payment of OSR Charge, Centage Fee& Development Charge).
16. 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.
17. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. Ref :
18. Tahsildar, Rasipuram Taluk vide Letter K.Dis. 4223/2024/B1, Dated: 29. 06.2024.
19. Assistant Engineer, Highway C&M, Rasipuram vide Letter Roc No.22 /2024 /AE, Dated.19.06.2024.
20. Applicant Mr.S.Rajamanickam, Salem Districtvide letter dated.07.08.2024.
- 21.Town and Country Planning Department(Planning Permission) ROC No NKL/ S2G6CH8K/27325/2024/TCP date 07/08/2024
- 22.Panchayat Resulation number 9/23.08.2024

Body:

1. Namakkal District Namagiripettai Panchayat Union Mangalapuram Panchayat Survey No: 285/6&7A On 1.1950 Acres (or) 4850.00 Sq.Mtrs Land Layout Plan Received On Mr. S.Rajamanickam,S/O Sengoda Gounder, Basis For Final Approval Of 1.1950 Acres of Land Layout Proposal Received Based on 1st Cited Online Application Processed As Per Prevailing Rules Director Department of Town And Country Planning Plan Approval SWP/ DTCP/ NMAKKAL/LAYOUT No : 212/2024 Dated: 07/08/2024 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.
2. The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Petitioner Have Been Registered And Given though the Panchayat. Name of Panchayat President, Mangalapuram at Valabadi Sub-Registrar Office Document No. 4207/2024 Dated: 29.07.2024 Vide Reference No-6. Also Mangalapuram Panchayat Council Resolution No-9 Dated 23/08/2024 has Been Approved for obtaining Mend Bond in Gift Deed.
3. Further More, 3% Of The Market Value Of The Land Has Been Paid To The Respective Government Head As Per View No.19 Vide E-Challan Rs. 16133/- Dated- 30.09.2024 (Challan No-20240930012399) And The Amount Payable To The Panchayat Is Rs. 26000/- (Transaction No. a8ab27b0-b0a4-4937-80cc-a39f1c973879 Date- 25/09/2024) Has Been Paid And Final Approval Given.
4. According To Section 79 Of The Urban Development Act, 1971 (Act 35-1972) Any Person Aggrieved By Any Order Or Resolution Under Section 49 Or 64(1) May Appeal To The Director Of Department Of Town And Country Planning /Government Within Two Months From The Date Of The Order.
5. Assistant Director Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Petitioner Has Submitted Wrong Information To Get The Project Permission Or Has Failed To Follow The Correct Procedures According To The Law, The Project Permission Will Be Cancelled Based On the Above Reason.
6. Assistant Director Namakkal District Department Of Town And Country Planning Office Final Approval Will be Cancelled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.
7. The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.
8. A Copy Of The Plan Sanctioned Drawing Shall Be Kept On Visible Display In Front Of

The Plot At All Times. Roads Constructed In Housing Units Should Remain In Their Current Condition And

No Minor Changes Should Be Made.

9. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission.



Village