Layout Application - Final Approval Letter

Roc No: 06/2024 Date: 4/9/24 9:23 AM

From:

Village Panchayat

Agrahara Periyapalayam

To :

1) Mr.M.Chinnasamy 2)Mr.S.Rasappan and 3)Mr.C.Malluswami
Door No:9, Sappattanayakkanpalayam,
Morattupalayam Post,
Uthukuli-638752, Tiruppur District

Online Application Number: HDOSSAHS

Sir/ Madam,

Sub :

Residential Layout – Tiruppur District – Uthukuli Block – Agrahara Periapalayam Panchayat/Village – Formation of Housing Layout in R.S.F.No:229/1 with Extent of 2.35 Acre – Final Approval Issued – Regarding.

Ref :

1. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
2. G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020.
3. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020 and 16.07.2022.
4. G.O.No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply,dated: 31.01.2020
5. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
6. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
7. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
8. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
9. Uthukuli Sub registrar office Gift deed document no. 958/2024 dated.01.03.2024 and 959/2024 dated.01.03.2024
10. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and

Country Planning, Chennai. (Circular).
11. Assistant Director Town and Country Planning office, Tiruppur Technical Clearance Letter ROC No: HDOSSAHS/2024/TCP Dated:05.03.2024
12. Agrahara Periapalayam Panchayat Council Resolution No:48(3)/2024 Dated: 13.03.2024
13. Miscellaneous Receipt No: 2023-2024/32/6/1/7/28 Dated:15.03.2024

Body:

ORDER:

The application for final approval of the residential layout with an extent of 2.35 Acres or 9514.00 sqm in Agrahara Periapalayam Panchayat/Village of R.S.F. No:229/1 was for forwarded from the Tiruppur Assistant Director Town and Country Planning office after issuing of Technical Clearance vide reference no 11th cited above. After verifying all the records and conducting site inspection the applicant was directed to undergo the infrastructure work in the layout for Road Formation and Sewage/Waste Water Drainage construction. Rather than paying the estimated fees the applicant proposed to self-develop the necessary infrastructure developments need for a layout. On receipt of the development charges collected vide reference no 13th cited above and with resolution passed in the village panchayat council vide reference no 12 cited above, the final approval is issued to the mentioned layout currently named as “Vinayaga Nagar” belonging to the applicants 1) Mr.M.Chinnasamy s/o Maranaicker, 2)Mr.S.Rasappan S/o Subramaniam and 3)Mr.C.Malluswami S/o Chinnappanaicker and subjected to the following conditions.

The Fees Collected from the Applicant vide Reference No:13 cited above.
Development Charge: Rs.1,37,000.00 (Rs.1000 for Saleable Area 136.44 Cents)
Permission Fees: Rs.5,000.00
Scrutiny Fees: Rs.1000.00
Total: Rs.1,43,000.00

Conditions:
1. The final approval is issued under the conditions listed in the Technical Clearance order issued by Assistant Director Town and Country Planning office, Tiruppur
2. In case if the fees collected is found to be less by the Superior Officers or raised a query in Audit, it is the liability of the applicant hence the applicant has to pay the fees described within 7days from the date of notice.
3. All the plot holders in the layout have to get appropriate building plan approval before starting any development for housing.
4. This final approval is considered void if any of the rules is found to be breached.

The President

Agrahara Periapalayam Panchayat

Copy to:

1) The Sub-Registrar,
Uthukuli Sub Registrar Office,
Uthukuli, Tiruppur District

2) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

3) The Assistant Director,
Town and Country Planning office,
First Floor, Kumaran Commercial Complex,
Near Railway Station,

5) The Assistant Director,
Department of Survey and Land Records,
District Collector Office,
Tiruppur District.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.09 09:23:12