Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 8/24/24 3:50 PM

From:

Village Panchayat

Thanigaipolur

To :

BABU SV
41,NAGALAMMAN NAGAR, THANIGAI
POLUR,
RANIPET,,,Thanigaipolur,Arakkonam,Rani

Online Application Number: 9FFJDC6W

Sir/ Madam,

Sub :

Residential Layout Non Planning Area- Orders have been received giving technical approval for the proposed residential subdivision in Survey No. 307/9 0.46 acres in Thanigai Polur Village Panchayat, Arakkonam Panchayat Union, Ranipet District - Recognizing and commissioning the subdivision.

Ref :

01,,Letter to the Assistant Director of Town and Country Planning, Ranipet, No. 16/2024
02,.Director of Town and Country Planning, Chennai vide their circular No.219799/2020 dated 24,12,20
03,GO.No.18, Housing and Urban Development Department, Dated:
04,G.O.Ms.No.79, Housing and Urban Development Department, Dated:
05,G.O. (Ms) No.5 , Municipal Administration and Water Supply Department, Dated 04,02,2019 and Arani No.16 Municipal Administration and Water Supply Department, dated 31/01,20,20
06,GoNo.141 Housing and Urban Development Department UD 4(3) dated 04,05,17
07,G.O.Ms.No.181 Housing and Urban Development Department, dated 19.12.2012.
08,Letter No.19113/Urban4 (3)/20-1 Housing and Urban Development Department dated 30.08.2017
09, The Circular No.467/2019/PA2 dated 05,02,20 PDA dated 04,05,2017
10, Regional Joint Director of Agriculture, Vellore District. 2/7167/2019 Date 29.08.2017
11,, Town and Country Planning Department (Planning Permission) ROC No M.V/Mah, Na, O.E,
12,(Rama) No. 45/2024,

13,Gift Bound No.3339/2024 Date 15,04.2024
14 . Thanigai Polur Village Panchayat Resolution No 265 Date 12/07/2024

Body:

In view of the letter received in Annexure-I, the layout Plan for an area of 2.375 acres at Arakkonam, Thanigai Polur Village, 307/9 0.46 in Ranipet District has been approved by the Government vide G.O. (Ms) No. 45/2024 approved by the Government.
Development Fee Thanigai Polur Panchayat Rs 13500.00 Online Payment
Accordingly, the said appropriate fee has been paid to the Government.
The concessionaire shall not be considered as a concessionary layout in the layout plan approved by the Deputy Director of Town and Country Planning/Assistant Director of Town and Country Planning, Ranipet and the same shall not be changed without permission.
Site Conditions
01.Depending on the layout approved by the Department of Town and Country Planning, the dimensions of the mind should
02.not be changed by way of layout, size, general allocation and further sub-division of the mind.
03.A semi-authenticated map of Manaagan located at the intersection of two roads
04.Prior to the fulfilment of the above two conditions, no person shall be allowed to exchange or otherwise exchange or construct any building in any mood.
05.Any person shown in the approved diagram should be used only for construction of residential flats except for public purpose. Further, only in places where applications are required for change of layout should be allowed by the local bodies only after obtaining prior permission from the Town and Country Planning Department for the purposes specified in TNCCB & 2019
06,If a low pressure/high-pressure/high-pressure wire line is constructed inside the mind, the rod path should be changed to the edge of the road or the site shown in the approved plot Block level should be increased to street level.
07,In all streets above 7.2 meter wide, under shade trees are to be planted at a distance of 9,00 meters without overlapping roads.
08,The Chairman of the Plots wing, Thanigai Polur Panchayat Arakkonam Union shall obtain the concurrence of the layout Authority before the construction of the site building.
09,Since the layout wing has received Planning Permission only from the Urban Local Bodies Department, a decision should be taken by the local body in respect of the right to the layout section, if any, if any, by the local party concerned, when the layout is approved by the local authority, a copy should be sent to this office along with the prior action of the Authority to the Local Body, in which the public open should be attached.
10,The suitability of land ownership is being examined as per the land ownership documents submitted by the litigant, so in fact, the site shall not be allowed to hold any rights for the reasons given by the Plaintiff.
11,Approval given to the layout wing of the concerned site shall be rescinded by the Town and Country Planning Department without any prior notice, in case the documents relating to ownership of the land are not known to be valid or that the layout is not approved.
12,In case of violation of the above conditions, permission given to the layout should be cancelled without any prior notice.
Copy to
1 Assistant Director of Sericulture, No.14, G, First Floor,
Navalpur, Ranipet-632402.
2 Assistant Director (Panchayat) Ranipet
3.Block Development Officer (VP)
4 Sub Registrar Arakkonam Ranipettai District

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.08.24 15:50:28