Layout Application - Final Approval Letter

Roc No: 425/2024 Date: 8/24/24 2:37 PM

From:

Village Panchayat

Village Panchayat Office,
Pothavur Village Panchayat,
Andhanallur Block,
Trichy -District

To :

Mr.S.MUSTHAFA SHAHUL HAMEED
P-11 , 2nd MAIN ROAD,
GNANAM COLONY,
RAMALINGA NAGAR,
WORAIYUR,
TRICHY 620 003.

Online Application Number: DFE23B9L

Sir/ Madam,

Sub :

Residential Layout - Tiruchirappalli District - Srirangam Taluk - Anthanallur Panchayat Union - Pothavur Village - S.F.No - 128/3A Extent of
36600 Sq.mt., Technical Clearance Issued - Final Approvan Issued - Regarding

Ref :

Joint Director / Deputy Director / Assistant Director , District DTCP Office , Tiruchirappalli ROC No . SWP/DFE23B9L/24260/2024 , Dated - 25.03.2024

Body:

Joint Director / Deputy Director / Assistant Director, DTCP, Pudukkottai has issued technical approval for 179 Residential Plots with an area of 36600 sq.m. in S.F.No. - 128/3A at Pothavur Village Panchayat, Anthanallur Panchayat Union, Srirangam Taluk, Trichy District.
As per G.O.79, Housing and Urban Development Department, Dated 04/05/2017, In case of non-planned area rule 3 it has been requested to collect Rs.1000/- as scrutiny fee for each layout. And under rule 9 concerned local body
should collect the 3%

Market Land Value as Land conversation charges, before issuing the final order. So, above mentioned amount are collected vide
online challan.
Therefore, it is hereby ordered that final approval is given to the Residential Plot in Pothavur Village , Anthanallur Panchayat Union, Srirangam Taluk, Tiruchirappalli District at S.F.No. - 128/3A with an area of 36600 square meters subject to the
following conditions.

LAYOUT CONDITIONS :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior
approval of the District Town and Country Planning Office.

2.The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed,
only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after
obtaining the prior approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local
Body Office concerned for each building.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the
local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir
public view through a 6’ x 4’ permanent display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant.

Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is
no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be
affected, the planning permission/concurrence approval granted to the layout will be cancelled by the District Town and Country
Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.08.24 14:37:16