Layout Application - Final Approval Letter

Roc No: 01/2024 - TNSWP
Online Application Reference No:79EK0BEM

Date: 5/6/24 5:32 PM

From:

Village Panchayat

Jinjupalli

To :

VENUGOPAL AND OTHERS
MIG-34 MILLAI NAGAR PHASE 15 TNHB
CHENNATHUR POST HOSUR TALUK
KRISHNAGIRI DISTRICT

Online Application Number: 79EK0BEM

Sir/ Madam,

Sub :

Residential Layout Final Approval Order Issued

Ref :

Ref: 1) Application Reference No 79EK0BEM received through Single Window Portal from Dated: 22.01.2024
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
4) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
5) 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.
6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
7) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
9) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning,

Chennai (Circular)
10) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
12) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
13) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:20.02.2024
14) Gift deed Document no 873/2024 & 874/2024 Uploaded by the Applicant Mr.Venugopal & others
15) Payment 0f Centage charges and Development charges are received from the applicant on 27.02.2024
16) Payment of Layout Approval Fees & Inspection Fees are received from the applicant on 06.05.2024

Body:

ORDER:
The application seeking technical clearance for the proposed formation of Residential layout extent of 6125.00 sq.m in the land bearing Jinjupalli Panchayat / village S.f.no. 50/2A of Krishnagiri Taluk of Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, pubic purposes meant for local body and TANGEDCO vide reference 13th cited above.
On receipt of gift deeds vide reference 14th cited above and on receipt of payment of charges such as Centage charges and Development charges vide reference 15th cited above, the technical clearance is issued and further Ref:16th cited Layout Approval Fees & Inspection Fees are received from the applicant to the mentioned layout subject to the following conditions.

The Technical Clearance is issued to the above mentioned layout and the number is assigned as L.P/D.D.T.C.P. (K.D)(SWP) No:31/2024.
1) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
2) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
3) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
4) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam / Collabland website.
5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:
1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually

ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 5th, 7th, 8th and 12th cited above.
3) The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.
As envisaged under 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 to comply the said provisions.

4) As Per SE, E.D. Circle, 110KV SS Circle, Krishangiri, Lr.No:59/SE/KEDC/AEE/Dev/AE.1/F.NOC (Layout)/2023, Dt:20.01.2024 - Letter Conditions
Followed Below:
a. 2.74 M Horizontal Clearance and 4.57m Vertical Clearance has to be maintained on both sides of EHT 110 KV Line and from Building and adequate clearance from Ground level to EHT line 6.10m has to be maintained as per CEA regulation.
b. No Buildings should be constructed in the above reach underneath or nearby.
c. Activities and common utilities like club or park should not be constructed in the above reach underneath or nearby

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.05.06 17:32:43