Layout Application - Final Approval Letter

Roc No: 07/2024-2025 South avinashipalayam Panchayat

Date: 11/13/24 5:43 PM

From:

Village Panchayat

South Avinashipalayam panchayat office, Eswaran Kovil Street, Koduvai Road,Palladam (Tk) Koduvai - 638 660

To :

1. Mrs. L.TAMILARASI ,
2. Mr.L.THIRUVENGADAM
3.Mr.L.ARUL PRAKASH
4/569 Velliyampalayam,
South avinashipalayam ,koduvai
Tiruppur -638660

Online Application Number: JO275JD2

Sir/ Madam,

Sub :

Residential Layout -Office of the District Town and Country Planning Office,Tiruppur District - Proposed Formation of Housing Layout to an Total Extend -3950.00Sqm (0.97 1/2 acre) in the land bearing S.F No : 476/3A4, 476/3B3 at South avinashiplayam Village and Panchayt -Tiruppur south taluk -Tiruppur District - Technical Clerence Issued -Forwarded Forther Action -Reg.

Ref :

1.Application Refernce NO: JO275JD2 Received through Singal Window portal From Mrs.L.TAMILARASI ,Mr.L.THIRUVENGADAM ,Mr.ARUL PRAKASH Dated : 13.09.2024
2.Road Pattern plan approval by the District Town and country Planning office ,Tiruppur Dated :24.09.2024
3.Letter Roc No : 19799 / 2020 Dated 24.12.2020 of Direct of Town and Country planning Chennai (Circular).
4. Gift Deed Document No :16515 /2024 Dated 01.10.2024 Upload by the Applicant Mrs.L.TAMILARASI ,Mr.L.THIRUVENGADAM ,Mr.ARUL PRAKSH on 3.10.2024
5.G.O No :138 Housing and Urban Development Department Dated :04.06.2004 6.G.O No :79 Housing and Urban Development Department Dated :04.05.2017
7.G.O No : 18 Department Of Municipal Adminstration and Water Supply Dated :04.02.2019 G.O :16 Department Of Municipal Adminstration and Water Supply

Dated :31.01.2020 and G.o No :181 Department of housing and urban Development Dated :09.12.2020

8. G.O No : 141 Housing And Urban Development Department Dated : 23.09.2020

9. G.O No : 141 Housing And Urban Development Department Dated : 16.07.2022

10. Government Letter No :19113/ 4 (3) /2017 -1 Housing And Urban Development Department Dated 30.08.2017

11.Letter No :13686/2017/La1 ,Dated :08.09.2017 of Commissioner of Town and Country Planning Chennai (Circular).

12.Letter Roc No: 320 /2022 /TCP 3 Dated :07.01.2022 of Director Of Town and Country Planning chennai (Circular)

13.Letter Roc No. 4367 /2019/TCP 2 Dated : 14.08.2021 Of Director of Town and Country Planning Circular

14.Letter No : K DIS E2/8039/2024 ,Dated :11.09.2024 of Joint Director Agri Department Tiruppur District .

15.G.O (M.S) NO : 53 Housing And Urban Development Department (UD4(1) Dated :28.02.2024

16. Payment Detail of OSR Charges and Centage Charges Development Charge and Sub division charges Received from the applicant Respectively on Dated 04.10.2024 and 05.10.2024

17.Letter Roc No.JO275D2 /2024 /TCP Dated : 08.10.2024

18. Market Value 3% of land as Land use Conversion Charges - 72750/-Challen No :20241024001033

19.Lay Out Fee - 66500/-

20.panchayat Resoluation Number 165/2024-2025 Date :25.10.2024

Body:

ORDER

The Application Seeking Technical Clerence For the Proposed Formation of Housing Layout to an Extent Of 3950.00Sqm (0.97 1/2 Acres) in the land bearing S.F. No :476/3A4 , 476/3B3 , at South avinashiplayam Village and Panchayat Tiruppur South Taluk ,Tiruppur District Was Processed as per the Prevelling Rules and after perusing in the records and after conducting Site inspection the applicant was Direct to handover the Portion of Land earmarked for Roads Public purpose meant for Local body TANGEDECO vide Reference 2nd Cited Above .On Receipt of Gift Deed By Reference 4th Cited above and on Receipt of Payment of OSR Charges and Centage Charges Development charge and Sub division charges vide Refernce 16 th Cited Above the Technical Clerence Issued to the maintain Layout With Details Given Following Conditions

Layout Detail :

Sl /Nos	Details	Area deatails
1	Layout Extent	0.97 1/2 Acres (or) 3950.00Sqm
2	No.of plots Allotted	13Nos

3.Public Purposes Gifted to Local Body

(i) Layour Roads including Splay - 933.76 Sqm

(ii) Public Purpose (A) For Local Body - 54.87 Sq.m(1.82%)

(iii) Public Purpose (B) For Tangedco -54.87 Sq.m(1.82%)

(iv) Park - 301.62 Sqm(10%) For 10% Equivalent Park area OSR Amount of Rs: 187054/- paid

The technical Clerence is issued to the above Mentioned layout and the number is assigned as SWP /DTCP /Tiruppur /Layout No :237/2024

General Conditions :

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 permission /Approval after collecting Request site Fees /Charges has Applicable and the copy of the Approval issued to shall be forwarded to the office for Records

3.Also the Local Authority Shall Forwarded the Copy of such Permission / Approval to the Office of the Sub -Register of Registration Department and the office of the Assistant Director of Survey and Land Records Concerned for Information and for Making Mutation in the Records .

4.Also the Local Authority Shall Forwarded the copy of such Permisssion /Approval to the Tahsiladar Concerned with a direction to the Applicant to pay the Request site charges for making Mutation in the tamil Nilam / collabland Website

5.The Acknowledgement of Receipt of Proceeding And drawing Shall be Forwarded to this

office through mail.

SPECIAL CONDITIONS

1. This Office has not Legally Certified the Tittle to the ownership by granting the Technical Clerence 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 ascertin the ownership of the property of the developer /seller if any distribute arises towards the ownership the same shall be setteled through the Appropriate forum this office is not the Appropride Authority to decide on this .

2.The Owners / Developers shall be Allowed Either to Carryout 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 he standards for the Provisions Basic infrastructure like Roads .Drains ,water supply Etc. For the Layout as per ecxiting Rules before taking over then Infrastructure Development by the Owners /Developers The local Bodys Shall ensure the Quality of the Works done by the owners /Developers Reasonable Period to be prescribed for up Keep /Maintence of the Roads and Drains by the Owners /Developers where ever Layout Develop at a Slowpace the Maintence periods shall be Extend till 60% of the Plots Developed in the Layout or 5 years whichever is Later as envisages under the direction issued by the Goverment Order vide References 8th ,9th,10th Cited above .

3.The Local Authority shall also Ensure that the Layout for the land earmaerked for Roads ,Land Meant for Public Purposes Such as Local Body and TANGEDCO are properly carried out and transferred in favour ogf the local body / TANGEDECO Concerned before Issusing the Final Approval

4.As Envisaged under the Tamilnadu Real Estate (Regiulations and Developments) Act 2016 the Promoter has to Advertise Market Book Sell or offer for sale or invite persons to purchase in any Manner any plots 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

5.If the Layout is located in an area Other then planning Area The Local Authority shall also Collect the Scruntiny fees 1000 per plot and 3% market Value of Land as Land use Conversation Charges before issusing the final Approval As Envisaged in government order Under the Refernce 3rd cited above .The Payment of Charges shall be Made Under the Following head of Account .

6.The Applicant /Owner /Developer is here by Directed to Handover the Gift deed as cited in 4th Refernce above to the Concerned Local body it is Sole Responsibility of the Concerned Local Body to Ensure this Before Issusing Final Approval .

7.The Fees /Charges Collected From the Applicant are as Follows :

Scrutiny Fee : Rs 5925.00 /- date :13.09.2024

OSR Charges : Rs:187054.00/- date :04.10.2024

Development Charges :5925 /- date :05.10.2024

Centage Charges Rs .6300/- Dated :05.10.2024

Sub Division Charges Rs.8400 /- Dated :05.10.2024

Hence Tiruppur District , Pongalur Panchayat Union ,South avinashipalayam First Grade Village S.F. No :476/3A4 ,476/3B3 , Extent Of 3950.00Sqm (0.97 1/2 Acres) Technical Approval has been Generated for the Purposed Resedential plots area (Classification For Plots Number (1-13) Town And Country Planning Department Planning Permission

ROC NO: JO275JD2/2024 /TCP Dated : 8.10.2024 SWP /DTCP /TIRUPPUR /LAYOUT NO : 237/2024 And Panchayat Resoulations: 165/2024-2025 Date :25.10.2024 and as per panchayat Act Rules panchayat Councelling has given Final Approval and here by the order has been issused.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.11.13 17:43:19