Layout Application - Final Approval Letter

Roc No: (SWP/DTCP/Karur/LAYOUT .(KD) No.144/2024.))-

Date: 11/29/24 2:28 PM

From: RESOLUTION NO 03/2023-2024
Village Panchayat

Vangal kuppuchipalayam Village Panchayat office, Vangal Palaiyur, Vangal Kuppuchipalayam Panchayat

To :

Mr.S Ragavan,
No.11/40, Aghraharam, Vangal East,
Manmangalam, Karur, - 639116.

Online Application Number: 445B5SRG

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning, Comprised in S.F.No: 592/1 of Vangal Panchayat/Village -
Karur Panchayat Union - Manmangalam Taluk - Karur District - Extent : 1.742 Acre (7050.00 Sqm) – Concurrence / Technical
clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr.S Ragavan, Karur, Letter, Dated: 08.08.2024.
2.Assistant Director of Town and country planning, Karur ROC No. 445B5SRG / 2024 / TCP, (Road pattern issued on dated:
07.09.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Mr.S Ragavan, Karur, Letter Dated: 24.09.2024. (Local body Gift deed document no. 2017/2024, dated: 09.09.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated: 24.09.2024. (requiring payment of Centage Fee).
14.Applicant Mr.S Ragavan, Karur, Letter, Dated: 27.09.2024. (Payment of Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16) Wet Land NOC received from District Collector, Karur Roc No : A1/21170/2020, Dated : 02.03.2022.
Ref :
17. NOC received form Assistant Engineer, Highways, C & M, East Section, Karur, Dated : 07.08.2024

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No: 445B5SRG/2024/TCP) to an extent of 1.742 Acre (7050 Sq.M). in the land bearing S.F.No. 592/1 of Vangal Panchayat/Village of Manmangalam taluk of Karur district, technical clearance/ concurrence/Planning Permission is(SWP/DTCP/Karur/LAYOUT .(KD) No.144/2024.) Final order issed.
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 8th, 9th and 10th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park 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.
4. 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.
The fees/charges collected from the applicant are as follows:
Collect the 3% Market Land Value as Land conversation charges & Layout Inspection Fees-2,30,000.00
Layout Approval Fees-17,000.00

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.11.29 14:28:13
Village