Layout Application - Final Approval Letter

Roc No: 96/2024 Date: 9/2/24 7:39 PM

From:

Executive officer

96,Kumuliperiyakulam salai,Palanichettipatti,Theni(Tk),Theni(Dt),625531

To :

Mrs.Packialakshmi and Mrs.Amsavalli
D.no.3.1.45/A Lakshmi Nagar
Palanichettipatti, Theni

Online Application Number: BXJD6NCK

Sir/ Madam,

Sub :

Residential Layout Application No SWP: BXJD6NCK Submitted on 26.09.2023 Palanichettipatti Town Panchayat / Veerapandi Village -SF. No. 128/1D, 128/1E, 130/1D, 130/1E, 130/2D, and 130/2E Extent 2450Sq Mtr - Final Approval – Reg

Ref :

1) Application No. BXJD6NCK received through Single Window Portal from Mrs. Pakyalakshmi and Mrs. Amsavalli
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) 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.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
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) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai

(Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
13) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
14) Letter sent to Applicant on 18.10.2023 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
15) Gift deed documents No.10126/2023 Dated: 18.10.2023. and 10127/2023 Dated: 18.10.2023
16) Payment of OSR charges and Centage charges received from the applicant respectively on 20.10.2023 and 27.10.2023.

Body:

Residential Layout Application No SWP: BXJD6NCK Submitted on 26.09.2023 Palanichettipatti Town Panchayat /Village -SF. No. 128/1D, 128/1E, 130/1D, 130/1E, 130/2D, and 130/2E Extent 2450Sq Mtr at Approval of only 12 (Twelve) Numbers. Residential Plots Sought in unsanctioned residential Sub division of 0.60 Acers.

The application seeking technical clearance for the proposed formation of Residential Layout to an extent 2450 Square meter in the land bearing SF.No. 128/1D, 128/1E, 130/1D, 130/1E, 130/2D, and 130/2E at Palanichettipatti Town Panchayat / Village of Theni Taluk, Theni 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 Road, Public purpose Meant for Local body and TANGEDCO.vide reference 15th cited above.

On Receipt of Gift deeds vide reference 15th cited above and On receipt of payment of charges such as OSR charges and Centage charges vide reference 16th cited above, the technical clearance is issued to the mentioned Residential Layout subject to the following conditions.
1) The Technical Clearance is issued to the above mentioned Residential Layout and the number is assigned as THENI/ BXJD6NCK/ 2023/ 2023/TCP
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) 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.
4) 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.
5) 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.
6) 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. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, 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 6th,8th, 9th

and 13th cited above.
3) 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) If the Residential Subdivision is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.
Head of Account
0217 Urban Development – 60 other
Urban Development Schemes –
800 other Receipts-AS Receipts under Land use Conversion Charges-
227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

6. The fees / charges collected from the applicant are as follows.
Scrutiny Fee : Rs. 12000/-
Inspection Fees : Rs. 5000/-
Vacant Land Tax : Rs. 274560/-
Library Cess : Rs. 27546/-
Street Light : Rs. 150000/-
Water Supply Charges : 601000/-
Other Charges(Development Charges) : 168500/-

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2024.09.02 19:39:36