Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 8/13/24 8:50 AM

From:

Village Panchayat

Lathuvadi

To :

Mr.C.Thavamani, Mr.P.Gunasekaran,
Mr.S.Ravikumar & Mrs.S.Sheela,
1/84/4 Om Nagar,
Tiruchengode,
Namakkal-638008.

Online Application Number: 5IR174XD

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
4.105 Acres (or) 16630.00 Sq.m in S.F.No: 211/3– Laddivadi Village/Panchayat – Tiruchengode Panchayat Union-Tiruchengode
Taluk- Namakkal District-Final Order issued - forwarded for further action - Reg.

Ref :

1. Applicant Mr.C.Thavamani, Mr.P.Gunasekaran, Mr.S.Ravikumar & Mrs.S.Sheela Devi ,Tiruchengode, Namakkal
District, Application Ref No: 5IR174XD (F.No. 257310), Dated.14.05.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/4504/2024, Dated:30.04.2024. (Dry Land
NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ 5IR174XD /257310/2024 (Road
pattern issued on dated: 31.05.2024)
6. Applicant Mr.C.Thavamani, Mr.P.Gunasekaran, Mr.S.Ravikumar & Mrs.S.Sheela Devi ,Tiruchengode, Namakkal

District, Application Ref No: 5IR174XD (F.No. 257310), (Gift deed document No:1686/2024, Dated:05.06.2024 &
1687/2024, Dated:05.06.2024 (LOCAL BODY) & (TANGEDCO)).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request Letter, Dated: 11.06.2024 (requiring payment of Centage Fee).
15. Applicant Mr.C.Thavamani, Mr.P.Gunasekaran, Mr.S.Ravikumar & Mrs.S.Sheela Devi ,Tiruchengode, Namakkal
District, Application Ref No: 5IR174XD (F.No. 257310), Dated.12.06.2024 (requiring payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
17. District Town and country planning Office, Namakkal District Letter No:NKL/ 5IR174XD /257310/2024/TCP (Planning Permission issued on dated: 13-06-2024).

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), The proposal for Residential Layout with an extent of
4.105 Acres (or) 16630.00 Sq.m in S.F.No: 211/3– Laddivadi Village/Panchayat – Tiruchengode Panchayat Union-Tiruchengode Taluk- Namakkal District -The Technical Clearance/ Concurrence / PlanningPermission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO: 155/2024 dated on 13-06-2024 subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout
Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, Necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 67.71 sq.m and Roads area of 5463.86 sq.m are donated to the Laddivadi Panchayat with the document no: (Gift deed document No:1686/2024, Dated:05.06.2024 &
1687/2024, Dated:05.06.2024 (LOCAL BODY) & (TANGEDCO)).registered at the Velagoundampatti Sub registrar Office.
3. According to the ordinance in Reference4, 3% Market Value fee for Residential Layout Plot of Rs.30,000/- (Rupees Thirty Thousand Rupees Only) has been paid by the Applicant towards Union bank, Challan –Account No: 530601010038239, Dated: 08.08.2024 and the bank Receipt has been handed over to the Laddivadi Panchayat by the Applicant.
4. The fees/charges collected from the applicant are as follows: Layout approval fees:74000/- Dt.08-08-2024 Layout inspection fees:2500/- Dt.08-08-2024

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.08.13 08:50:09