Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 11/20/24 2:23 PM

From:

Village Panchayat

Panchayat Office, Mochakodmpalayam, Andankoil West (Post), Karur-639008.

To :

Mr. K. BALASUBRAMANIAN AND S. PRAVEENKUMAR
NO 1043-A/4 MUTHU NAGAR 3RD
CROSS,GANDHIGRAMAM
NORTH,KARUR,Sanapiratti,Karur.

Online Application Number: 9RNLP2VO

Sir/ Madam,

Sub :

Residential Layout – Office of Andankoil West Village Panchayat / Village Karur District, Manmangalam Taluk, S.F.No.200/A6, 201/2, 208/3, 209/3 Extent of Acre 4.4312 (17940.00 Sq.m) - Technical clearance/Concurrence/Planning permission issued Final order for further action - Reg.

Ref :

1. Application (Reference No: 9RNLP2VO/2024/TCP received through Single Window Portal from Mr. K.

BALASUBRAMANIAN AND

S. PRAVEENKUMAR Dated: 17.08.2024.

2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 21.09.2024.

3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai

(Circular).

Department, Dated: 30.08.2017.

11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No. 9RNLP2VO/2024/TCP) to an extent of Acre 4.4312 (17940.00 Sq.m) in the land bearing S.F.No.200/A6, 201/2, 208/3, 209/3 at Andankoil West Village of Manmangalam Taluk of Karur District, Final order issued.

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 onlyafter registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

The payment of charges shall be made under the Collected head of account. Layout Approval Fees : Rs 77435.00

Layout Inspection Fees : Rs 1000.00

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.11.20 14:23:21