Layout Application - Final Approval Letter

Roc No: 1-2023/2024 Date: 4/13/24 8:16 PM

From:

Village Panchayat

Lakshmipuram

To :

Mr. Dhasarathan

Online Application Number: BTXENJIW

Sir/ Madam,

Sub :

Theni District - Periyakulam Circle - Periyakulam Panchayat Union - Lakshmipuram Panchayat - Lakshmipuram Village - Approving and ordering residential plots constructed on a plot of 8249.00 sq.mtrs built in Survey No. 2526/1

Ref :

Near to Forte up town
Lakshmipuram to NH183

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout Theni District,
Periyakulam Taluk / Panchayat
Union, Lakshmipuram Panchayat, Thamaraikulam Bit-2 Village, S.No-2526/1 Site Extent of 8249 sqm - Technical Clearance
issued Forwarded for further
action
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant

Director of Theni
District on 27.03.2024. Further the applicant Thiru.M.Dhasarathan have gift deed the road, road splay area, Park area and Public
Purpose areas has
been handed over to the Local body vide Gift deed document no. 821/2024, dated: 02.04.2024 and TANGEDCO Area vide Gift
deed document no.
822/2024, dated: 02.04.2024. Hence, this residential layout has been approved with below conditions.
1.As per the condition, the Layout has been approved and approved number issued as LP/AD DTCP (TD)NO;SWP/39/2024 and
enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is informed to send a copy of the conditions to this office
immediately
3.After the approval of the local body. It is informed to send the approved residential layout map to the concerned registration
department office and
land survey department for information and appropriate action
4.It is informed to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is informed to send the proceeding orders and maps to the concerned Thasildhar to update
inTamilnilam website
Special Conditions
1.a) With reference to the 8th cited, 9th cited and 17th cited letter, if the located site lies in the Municipal/ Corporation areas: 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 works done by the owners / developers. Reasonable period to be prescribed for upkeep/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.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority along with the
permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like
storm water drains,
water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the
local body
2. With reference to the 11th cited, the concern local body must issue the final approval After transfer of earmarked road and park
areas S.F.No sub-
division in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu ReaEstate (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 requested to follow the protocols as per instruction given by TNRERA
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of

non-planned area rule 3 it has been
requested to collect
Rs.1000 as scrutiny fee for Each Plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is
verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to
purchase the
property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights
over it, they can settle
it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right
organization to decide this.
6. As per TNCDBR-2019 the following fee and charges are collected as
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent = 8249 Sqm
No.of Plot = 30 Nos
(Plot nos- 1 to 30)
Shop – 117.27 Sqm (1.78%)
Gifted over to Local Body:
OSR - 664.04 Sqm (10.10%)
Layout Road Area : 1675.72 Sqm
Local Body Purpose : 45.00 Sqm (0.68%)
Gifted over to TANGEDCO
TANGEDCO Purpose : 50.18 Sqm (0.76%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.04.13 20:16:41