Layout Application - Final Approval Letter

Roc No: 03/2023-2024 Date: 3/11/24 4:57 PM

From:

Village Panchayat

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

To :

Mr. P. Selvaraj and Mr. K. Balasubramaniyan,
No.120/21, Kabilan Garden,Kothai Nagar,
Karur Town, Karur Taluk,
Karur - 639201.

Online Application Number: TX3T3HIF

Sir/ Madam,

Sub :

Residential Layout – Office of Andankovil West Panchayat/Village, Karur District, Manmangalam Taluk, No.200/A5, Andankovil West Panchayat/Village, Thanthoni Panchayat Union- Manmangalam Taluk, Karur District. Extent of Acre 3.42 - Technical clearance/Concurrence/Planning permission issued Final order for further action - Reg.

Ref :

1.Application ReferenceNo:TX3T3HIF/2024/TCP received through Single Window Portal from Mr. P. Selvaraj and Mr. K. Balasubramaniyan, Dated: 21.02.2024.
2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 05.02.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no.768/2024 dated.06.02.2024 Uploaded by the Applicant Mr. P. Selvaraj and Mr. K. Balasubramaniyan, Dated: 05.02.2024.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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 and G.O. No.181, Housing and Urban Department, Dated:09.12.202
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner 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. Demand raised for payment of OSR charges and Centage charges and Development Charges respectively dated 05.02.2024 and 19.02.2024
14. Paymentof OSR charges and Centage charges and Development Chargesreceived from the applicant respectively on 14.02.2024 and 19.02.2024.(Payment of OSR and Centage Fee)
15. Andankovil West Panchayat Resolution No. 782/2023-2024

Body:

Body: The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (ReferenceNo.TX3T3HIF)to an extent of Acre 3.42 in the land bearing S.F.No.200/A5, Andankovil West Village/Panchayat, Thanthoni Panchayat Union Final order issued.

SPECIAL CONDITIONS:

1. This office has not legally certifiedthe 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 document suploaded in the web portal.Any person wishing to purchase the property must Individually as certain the ownership of the property of the developer/seller.If any dispute arises towards theownership,the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners/developers shallbe allowed either to carryout 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.forthe layout, asper existing rules. Before taking over the Infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers.

Signature valid Village

Signed by: Village Panchayat President
Location:Karur
Date:2024.03.11 16:57:57