Layout Application - Final Approval Letter

Roc No: 04/2024-2025

Date: 10/28/24 12:01 PM

From:

Village Panchayat

Nagalapuram

To :

Thiru.K.Kondalraj,
S/o.Kondappan,
D.No.9/177/34, K.G.Nagar,
Near Veterinary Hospital, Lakshmipuram,,
Periyakulam Taluk,
Theni District – 625 531.

Online Application Number: N3DT2UQ5

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Theni Taluk / Panchayat
Union- Nagalapuram Panchayat, Koduvilarpatti Village, S.Nos. 641/3A2A3, 641/3C2B, 641/4B and 641/5B - Site Extent of
5831.00 Sqm - Technical Clearance issued - Forwarded for further action – Reg.

Ref :

Applicant Thiru.K.Kondalraj, Online Application No. N3DT2UQ5, Dated: 21.09.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Theni District, Theni Taluk / Panchayat Union- Nagalapuram Panchayat, Koduvilarpatti Village, S.Nos. 641/3A2A3, 641/3C2B, 641/4B and 641/5B - Site Extent of 5831.00 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 26.09.2024. Further the applicant Thiru.K.Kondalraj, have gift deed the road, road splay area and Public Purpose areas has been handed over to the Local body vide Gift deed document no.7915/2024, dated:01.10.2024 and TANGEDCO

Area vide Gift deed document no.7914/2024, dated:01.10.2024. 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/154/2024 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 in Tamilnilam 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 roads, Park, Local body area and TANGEDCO area S.F.No sub-division in favor 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 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 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, before issuing the final approval .
Head of Account: 0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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. In S.F.No.641/4B there is a well shown in the village map. In FMB for the same Survey number no such as well has been shown. Therefore the local body must ensure if any well

present in the S.FNo.641/4B before issuing final approval.

7.As per TNCDBR-2019 the following fee and charges are collected as Fees Paid Details Sl. No. Charges Amount in Rupees Paid Date(1) Scrutiny Fees Rs.8747.00 Dt.21.09.2024. 2) OSR Fees Rs.118762.00 Dt.08.10.2024. 3) Centage Charges Rs.7200.00 Dt. 08.10.2024. 4) Sub Division Charges Rs.9600.00 Dt.08.10.2024. 5) Development Charges Rs.1166.20 Dt. 08.10.2024)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent = 5831.00 Sqm
No.of Plot = 22 Nos
(Plot nos- 01 to 22)
Gifted over to Local Body:
Layout Road Area : 1080.54 Sqm
Local Body Purpose : 66.96 Sqm (1.41%)
Gifted over to TANGEDCO
TANGEDCO Purpose : 66.69 Sqm (1.40%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2024.10.28 12:01:17