Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 7/1/24 5:58 PM

From:

Village Panchayat

Vattur

To :

MR.S.SANTHOSH BABU AND MR.M.GOVINDARAJ, DOOR NO:18/2A,CHB COLONY STREET 7, VELUR ROAD, TIRUCHENGODE TOWN, NAMAKKAL DISTRICT.

Online Application Number: I67X6X0V

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.45 Acres (or) 9943.00 Sq.m in bearing S.F.No: 13/1C4, 15/1A2– Vattur Village/ Panchayat – Tiruchengode Panchayat Union Tiruchengode Taluk - Namakkal District-BRINDHAVAN AVENUE-Final Technical Concurrence issued forwarded for further action - Reg.

Ref :

1. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), Dated.11.03.2024.
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. No: E4/2979/2024, Dated: 04.04.2024. (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/ I67X6X0V/24407/2024 (Road pattern issued on dated: 10.05.2024)
6. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), (Gift deed document No: 3746/2024 (LOCAL BODY) & 3747/2024 (TANGEDCO), Dated: 14.05.2023).
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: 10.05.2024 and 23.05.2024 (requiring payment of the OSR and Centage Fee).
15. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), Dated.21.05.2024 and 23.05.2024 (Payment of the OSR and 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 SWP/DTCP/NAMAKKAL/LAYOUT NO:135/2024 dt 24.05.2024

Body:

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 plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion 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)

1. Layout Approval Fees - Rs. 105000/
2. Layout Inspection Fees - Rs. 46,000/

All charges are paid and the local body final approval order issued.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.07.01 17:58:49