Layout Application - Final Approval Letter

Roc No: 77/2023-2024/THADANGAM PANCHAYAT

Date: 3/9/24 8:07 PM

From:

Village Panchayat

Thadangam

To :

SATHIVEL AND FOUR OTHERS,
D No.4/207, Errapatti thagdoor grammam,
Errappatti, Nallampalli Taluk,
Dharmapuri District -636807.

Online Application Number: PM683ZYO

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office - Thadangam Panchayat Office – Dharmapuri District – Nallampalli Taluk /Panchayat Union -Thadangam Panchayat / Village S.F.No. 403/1D and 403/1E - extent 0.32.00 Hectare – Layout Final Approval Sanctioned –Reg.

Ref :

1) Application No (SWP): PM683ZYO submitted on 07.12.2023 through Single Window Portal by Mr SATHIVEL AND FOUR OTHERS,
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) 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.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular)
12) Letter Roc.No. E2/10123/2023 Dated:05.01.2024 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Letter sent to Applicant on 20.10.2023 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose and TANGEDCO.
16) Gift deed document no. 202/2024 Dated: 18.01.2024. and 203/2024 Dated: 18.01.2024.
17) Payment of OSR charges and Centage charges received from the applicant respectively on 18.01.2024 and 18.01.2024.
18) Application No (SWP): PM683ZYO Received from Assistant Director of District Town and Country Planning Office, Dharmapuri on 19.01.2024 through Single Window Portal.
19) Payment of Localbody Approval charges received from the applicant through Single Window Portal on 04.03.2024.

Body:

ORDER :

The application seeking technical clearance for the proposed formation of Residential Layout to an extent of 0.32.00 Hectare in the land bearing S.F.No. 403/1D and 403/1E at Thadangam Panchayat / Village of Nallampalli Taluk, Nallampalli Panchayat Union, Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for Road, Public purpose Meant for Local body and TANGEDCO. Vide reference 15th cited above On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as OSR charges and Centage charges vide reference 17th cited above, Vide reference 19th On the receipt of Localbody Approval fees payment, the Layout Approval was Sanctioned to the mentioned Residential Layout subject to the following conditions.
1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 01/2024
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) This approved order shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
4) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.

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. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, 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 6th,8th, 9th and 14th cited above.
3) 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 only after registering the real Estate project with the Real Estate Authority. The applicant has to comply the said provisions.
4) All the instructions are given by the District Town & Country Planning Office of Dharmapuri Should be followed.
5) Before to Start the building works in these approved layout, The Plot Owners Must be get the building planning permission from the localbody.

Village



Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.03.09 20:07:12