Layout Application - Final Approval Letter

Roc No: 06 /2024 -2025 Date: 1/3/25 9:00 AM

From:

Village Panchayat

Thalakarai Rural Panchayat

To :

Mr.N.Sethupathi
54/1 NVM Street,
Vadugapalayam Village,
Pollachi Taluk,
Coimbatore,642005

Online Application Number: H8J3HOXX

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District – Pollachi North Panchayat Union – Thalakkarai Panchayat – Thalakkarai Village – S.F. No. 72/3 - Technical Clearance for proposed residential plot area of 2.0 Acres (8093.60 Sqm) received - Plot Approval Providing - in relation to.

Ref :

1. District Town and Country Planning Development Department, Joint Director(i.c) , Coimbatore – ROC . No CBEREGN /H8J3HOXX/2023 /2023/TCP Date : 28.11.2023 Permission Order No. :- L.P/R(C).NO : 359 / 2023 Dated : 28.11.2023
2. Thalakkarai Panchayat Council Resolution No. :- 176 /2024 Date :- 19.12.2024
3. Donation Deed Document No. 14168 / 2023 Date : 22.11.2023

Body:

Coimbatore District Pollachi North Union Thalakkarai Panchayat Thalakkarai Village S.F No 72/3 - 2.0 Acres (8093.60 Sq.m.) According to the Residential Plot Technical Approval Order of Joint Director (i.c), Coimbatore District Town and Country Planning Development Department Roc no :- CBEREGN /H8J3HOXX/2023 /2023/TCP Date:- 28.11.2023 and L.P/R(C).NO : 359/ 2023 – 28.11.2023 in view 1 and also According to the panchayat resolution seen in view 2 Final approval for Lay out planning is given to Mr.N.Sethupathi , 54/1 NVM Street, Vadugapalayam Village, Pollachi Taluk, Coimbatore,642005. subject to the following

conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6”X 4”.
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs 54600 (Rupees. Fifty four thousand and six hundred only) i.e ;- 3% of market value Paid through Challan No. 20240719002248 Dated : 19.07.2024 in appropriate Govt head.
12. Rs.46000/- (Rupees. Fourty six thousand only) as consideration fee and development fee for Panchayat Receipt No. :- f59a7b83-70a4-453f-8a83-5b2e87b58c88 Date :- 02.01.2025 has been paid into SNA account of Panchayat through website.
13. All conditions mentioned in the sight letter are applicable.
14. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.01.03 09:00:45