



Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 9/14/24 1:52 PM

From:

Village Panchayat

Mallinaayanapalli

To :

Subramani and Deepa

Online Application Number:

DF4I6MMH

Sir/ Madam,

Sub :

Layout Land Approval at Panchayat

S No: 693/2B1A & 693/ 2B1B, KAMBAPALLI VILLAGE, MALLINAAYANAPALLI PANCHYAT, KRISHNAGIRI TALUK AND DISTRICT

Ref :

1. Applicants Mr.G.Subramani & Mrs. Deebe Reference No. DF4I6MMH received through Single Window Portal from Dated: 12.06.2024.
2. District Town and country planning Office, Krishnagiri District Letter No. DF4I6MMH. (Road pattern issued on dated: 03.07.2024).
3. Joint Director Agriculture department, Letter No.E-1/3774/2024 Dated: 24.05.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Mr.G.Subramani & Mrs. Deebe Letter Dated: 31.07.2024. (Gift deed document No. 2400/2024 & 2403/2024, dated: 26.07.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113 / Nov 4 (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.

Ref :

14. Demand payment Request Letter, Dated: 03.07.2024 & 05.08.204 (requiring payment of OSR Fee, Centage Fee, Display Board Fee, and Flag Day Fund).

15. Applicants Mr.G.Subramani & Mrs. Deeba letter Dated: 31.07.2024 & 05.08.2024 (Payment of OSR Fee, Centage Fee, Display Board Fee, and Flag Day Fund).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Krishnagiri District, Krishnagiri Taluk, Kammappalli Village, Mallinayanapalli Panchayat, S.F.No. 693/2B1A,693/2B1B - extent of 3260.00 Sqm is forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on

03.07.2024. Further the applicants Mr.G.Subramani

& Mrs. Deeba has gift deed the Road, Road splay, and Public Purpose (PP) has been handed over to the President of

Mallinayanapalli Panchayat local body on 26.07.2024 &

TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 26.07.2024 respectively.

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 L.P/D.D.T.C.P. (K.D)(SWP) No:124/2024

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 requested to send a copy of the conditions to this office

immediately as per Condition no.9 (b).

3.After the approval of the local body. It is requested 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 requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in

Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the

necessary fees including the charges for providing

amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout

sketch, permit of planning authority along with

approval of Local Body shall be issued to the applicant(s) directly.

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 and 12th cited letter, the concern local body must issue the final approval After transfer of

earmarked road, park areas S.F.No sub-division in favour 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 plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval



Village

Signature valid

Signed by: Village Panchayat President
Location: Krishnagiri
Date: 2024.09.14 13:52:58

