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Layout Application - Final Approval Letter



Roc No: 01/2024-2025/N.P

Date: 12/31/24 4:44 PM

From:

Village Panchayat

Naganampatti

To :

Mr P SEKAR, S/o: PALANIVEL,
1/51, MODAMANGALAM VILLAGE,
MODAMANGALAM POST,
THIRUCHANGODU TALUK,
NAMAKKAL DISTRICT - 637304.

Online Application Number:

4RKWQ6CR

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office, Dharmapuri – Dharmapuri District – Karimangalam Taluk /Panchayat Union -Naganampatti Panchayat / Village S.F.No: 138/2F - extent 0.83.50 Hectare – Technical Approval Issued –Forwarded For Further Action –Reg.

Ref :

- 1) Application No (SWP):4RKWQ6CR submitted on 14.11.2024 through Single Window Portal by Mr P SEKAR,
- 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. E2/5979/2024 Dated: 29.08.2024 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 11.12.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.

16) Gift deed document no. 3522/2024 Dated: 12.12.2024. and 3523/2024 Dated: 12.12.2024.

17) Payment of OSR charges and Centage charges received from the applicant respectively on 19.12.2024 and 19.12.2024.

18) Payment of Layout Approval charges & Land use conversion charges received from the applicant on 27.12.2024.

Body:

ORDER :

The application seeking technical Approval for the proposed formation of Residential Layout to an extent 0.75.70 Hectare in the land bearing S.F.Nos. 138/2F at - Naganampatti Panchayat / Village of Karimangalam Taluk / 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, the technical clearance is issued 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 :159/2024

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) This 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.

4) 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.

5) 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.

6) The Owners/Developers of the plots are advised to before Start the building works in the approved plots, must be obtained the building planning permission.



Signature valid

Signed by: Village Panchayat President
Location: Dharmapuri
Date: 2024.12.31 16:44:57





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