Layout Application - Final Approval Letter

Roc No: (SWP/DTCP/Karur/LA YOUT No. L.P/D.T.C.P.(KD) No.68/2024 ROC No. REF22629

Date: 8/29/24 5:04 PM

From:
Village Panchayat

Nanniyur Village Panchayat office, Sevanthipalayam, Nanniyur Panchayat

To :

Periyasamy C and
Subramaniayan E K.
2/257 Ellaimedu, Vangal vazhi,
Kuppuchipalayam, Karur, Tamil Nadu
639116.,,,Ellaimedu,Manmangalam,

Online Application Number: REF22629

Sir/ Madam,

Sub :

Residential Layout –Director of town and country planning, Karur District - Comprised in S.F.Nos. 323/1C1 & 324/1A1- Nanniyur
Panchayat/Village – Karur Panchayat Union - Manmangalam Taluk - Karur District - Extent : 1.93 Acre (7794.00 sqm)
Concurrence/Technical clearance issued - forwarded for further action - Reg.

Ref :

1 Application (Reference No: TSPII92D) received through Single Window Portal from Mr. Periyasamy C and Mr. Subramaniayan E K, Karur, Online ROC No. REF22629 Letter, Dated: 08.03.2024..
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 25.01.2024
3Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document- Applicant Mr. Periyasamy C and Mr. Subramaniayan E K, Karur, Letter Dated:13.04.22024. (Local body Gift deed document no. 836/2024, dated: 03.04.2024).
6 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 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 and G.O. No.181, Housing and Urban Development Department, Dated:09.12.2020.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 10.G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11 Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13 Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14.Applicant. Mr. Periyasamy C and Mr. Subramaniayan E K, Karur, Letter, Dated: 13.04.2024, 24.04.2024, (Payment of OSR and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agricultural Karur, NOC ROC.No. E1/1116/2024, Dated.11/03/2024

Body:

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. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, 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 8th, 9th and 10th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4. 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.
The fees/charges collected from the applicant are as follows:
Layout Approval Fees-67935.00
Layout Inspection Fees-36000.00

Village

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.08.29 17:04:59