

Layout Application - Final Approval Letter



Roc No: 01/2024-25

Date: 11/11/24 10:16 AM

From:

Village Panchayat

Eswaramurthipalayam

To :

T PALANISAMY
4-203/2 Poovanoor,Vadaku Kadu,
Edappadi,
Salem,637102
9578270663

Online Application Number:

7LCY0AB9

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.45 Acres (or) 5873.00 Sq.m in bearing S.F.No: 150 /1B1A, 2A2B1, 152 /5A, 5G – Eswaramoorthipalayam Village/ Panchayat – Namagiripettai Panchayat Union- Rasipuram Taluk - Namakkal District -final Approval Layout - Reg.

Ref :

1. Applicant Mr.T. PALANISAMY, Rasipuram Taluk, Namakkal District, Application Ref No: 7LCY0AB9 (21817), Dated.22.01.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis.No: E4/17328/2023, Dated: 09.01.2024. (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc. No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ 7LCY0AB9/ 21817/2024 (Road pattern issued on dated: 04.03.2024)
6. Applicant Mr.T. PALANISAMY, Rasipuram Taluk, Namakkal District, Application Ref No: 7LCY0AB9 (21817), (Gift deed document No: 1525/2024 (LOCAL BODY) & 1524/2024 (TANGEDCO), Dated: 13.03.2024).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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.
14. Demand payment Request Letter, Dated: 04.03.2024 and 08.05.2024 (requiring payment of the the OSR and Centage Fee).
15. Applicant Mr.T. PALANISAMY, Rasipuram Taluk, Namakkal District, Application Ref No: 7LCY0AB9 (21817), Dated: 08.05.2024 and 15.05.2024 (Payment of the OSR and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. The Block Development Officer, Namagiripettai vide Letter Roc No:1476/2023/T1, Dated:04.10.2023.
18. Panchayat Resolution No : 34/100 Date : 16.10.2024

Body:

1. Namakkal District Namagiripettai Panchayat Union Eswaramurthipalayam Panchayat Survey No: 150/1B1A, 2A2B1, 152/5A, 5G On 5873.00 Sq.Mtrs Land Layout Plan Received On T. PALANISAMY Basis For Final Approval Of 1.45 Acres of Land Layout Proposal Received Based on 1st Cited Online Application Processed As Per Prevailing Rules Director Department of Town And Country Planning Plan Approval ROC No. SWP/DTCP/NAMAKKAL/LAYOUT NO.125_2024 Dated: 15/05/2024 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.
2. The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Petitioner Have Been Registered And Given though the Panchayat. Name of Panchayat President, Eswaramurthipalayam at Valazhadi Sub-Registrar Office Document No. 1525/2024 Dated: 08/03/2024 Vide Reference No-6. Also Mathurutu Panchayat Council Resolution No-34/100 Dated 16/10/2024 has Been Approved for obtaining Mend Bond in Gift Deed.
3. Further More, 3% Of The Market Value Of The Land Has Been Paid To The Respective Government Head As Per View No.19 Vide E-Challan Rs. 13485/- Dated- 19.10.2024 (Challan No-20241019035190) And The Amount Payable To The Panchayat Is Rs. 33000/- (Transaction No. baad2992-5b09-4a02-a6c4-39bb8e1f0961 Date- 19/10/2024) Has Been Paid And Final Approval Given.
4. According To Section 79 Of The Urban Development Act, 1971 (Act 35-1972) Any Person Aggrieved By Any Order Or Resolution Under Section 49 Or 64(1) May Appeal To The Director Of Department Of Town And Country Planning /Government Within Two Months From The Date Of The Order.
5. Assistant Director Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Petitioner Has Submitted Wrong Information To Get The Project Permission Or Has Failed To Follow The Correct Procedures According To The Law, The Project Permission Will Be Cancelled Based On the Above Reason.
6. Assistant Director Namakkal District Department Of Town And Country Planning Office Final Approval Will be Cancelled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.
7. The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.
8. A Copy Of The Plan Sanctioned Drawing Shall Be Kept On Visible Display In Front Of The Plot At All Times. Roads Constructed In Housing Units Should Remain In Their Current Condition And No Minor Changes Should Be Made.
9. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission.
10. Allotments Should Be Used For Construction Of Houses Only. No Dangerous And Obnoxious Factories Are Allowed.
11. Any Difference in the Rates Paid By the Petitioner Shall Be Paid By the Petitioner As Soon As The Fee Is Found To Be Due.

12. Roads And Public Allotment Land Entrusted To the Panchayat Should Be Subdivided In The Name Of The Panchayat Council President.
13. The Petitioner Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land.
14. Subject To Conditions As Per Panchayat Council Resolution No-34/100 Dated: 16.10.2024 The Resolution Is Passed And Approval Is Given To Grant Final Approval To The Layout. It Is Also Informed That Violation Of The Above Conditions Will Result In Cancellation Of Layout Approval.
15. CC Road , Drainage , Pipe line and Street Light All work Complete Stage on Side .

Village



Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.11.11 10:16:43

