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Layout Application - Final Approval Letter

Roc No: 2024-2025/2 Date: 10/9/24 5:39 PM

From:

Village Panchayat

Thalambadi

To :

Mr.S.Sivakumar,
1/62-1,Thaalambadi,
Namakkal-637 019.
Online Application Number: NKL/1IWRQNUL/32451/2024/TCP

Online Application Number: 1IWRQNUL

Sir/ Madam,

Sub :

Sir/Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 0.9383 Acres (or) 3799.00 Sq.m in S.F.No:209/2A9C–Thaalambadi Village & Panchayat – Puduchatram Panchayat Union – Namakkal Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

Ref :

1. Applicant Mr.S.Sivakumar, Namakkal District Online Application Ref No: 1IWRQNUL (F.No. 32451), Dated.16.09.2024.
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. E4/9415/2024 [1IWRQNUL-12548], Dated:11.09.2024.(Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated:

24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/1IWRQNUL/32451/2024/TCP (Road pattern issued on dated: 24.09.2024).
6. Applicant Mr.S.Sivakumar, Namakkal District Online Application Ref No: 1IWRQNUL (F.No. 32451), Gift deed document No: 3990/2024 (LOCAL BODY) & 3991/2024 (TANGEDCO), Dated: 25.09.2024.
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. 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.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].
16. Demand payment Request Letter, Dated:24.09.2024 & 04.10.2024. (requiring payment of OSR Charge, Centage Fee , Development Charge & Sub Division Charges).
17. Applicant Mr.S.Sivakumar, Namakkal District Online Application Ref No: 1IWRQNUL (F.No. 32451), Dated.03.10.2024 & 04.10.2024. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
18. The Assistant Director, District Town & Country Planning Office, Namakkal vide letter Roc.No.NKL/1IWRQNUL/32451/2024/TCP, Dated.19.09.2024.
19. Mr.K.Kandasamy, Namakkal District, Gift deed document No: 3994/2024 (LOCAL BODY),Dated.25.09.2024.

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after
perusing the records an after conducting inspection the applicant was directed to handover the portion of land earmarked for roads & public purpose meant for local body and TANGEDCO vide under reference 5thcited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as OSR Charge, Centage charge , Development Charge & Sub Division Charges vide under references 17th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 260/2024.The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Panchayat President, Thaalambadi Panchayat and it 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 acknowledgement 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 Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Body:

Body:

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 fees for each plots,And under rule 9 concerned local body should collect the 3% Market Value as Land conversion. All charges paid and the local body final approval order issued.

Copy to:

1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.
2.Block Development Officer (VP),Pudhuchatram Block, Namkkal(Dt)
3:Sub registrar, Sendamangalam sub register office, Namakkal.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.10.09 17:39:58



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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