

Layout Application - Final Approval Letter



Roc No: 8MRLBIMX/2023/TCP

Date: 4/20/24 5:48 PM

From:

Village Panchayat

Kokkarapatty

To :

C UTHAMAN and 2 others,
D.No.04/33-4, Keelbatchapettai,
Harur Town, Harur Taluk,
Dharmapuri – 636903.

Online Application Number:

8MRLBIMX

Sir/ Madam,

Sub :

Residential Layout – Kokkarapatti Panchayat Office, Dharmapuri – Dharmapuri District – Pappireddipatti Taluk - Harur Panchayat Union - Kokkarapatti Panchayat - Erumiyampatty Village S.F.No. 19/11 and 20/4B - extent 0.21.86 Hectare –
Technical Approval Issued – Forwarded For Further Action –Reg.

Ref :

- 1) Application No (SWP): 8MRLBIMX Received on 08.12.2023 through Single Window Portal from DTCP Dharmapuri, Submitted by Mr.C.UTHAMAN and 2 others,
- 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. E2/8551/2023 Dated: 16.10.2023 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 20.10.2023 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose and TANGEDCO.
- 16) Gift deed document no. 8205/2023 Dated: 06.12.2023. and 8206/2023 Dated: 06.12.2023.
- 17) Payment of OSR charges and Centage charges received from the applicant respectively on 07.12.2023 and 08.12.2023.
- 18) Payment of Layout Approval charges and Land Use Conversion charges received from the applicant respectively on 10.04.2024.

Body:

ORDER:-

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, Payment of Layout Approval charges and Land Use Conversion charges received from the applicant respectively on 10.04.2024 above, the Final Layout Approval was Sanctioned to the mentioned Residential Layout subject to the following conditions.

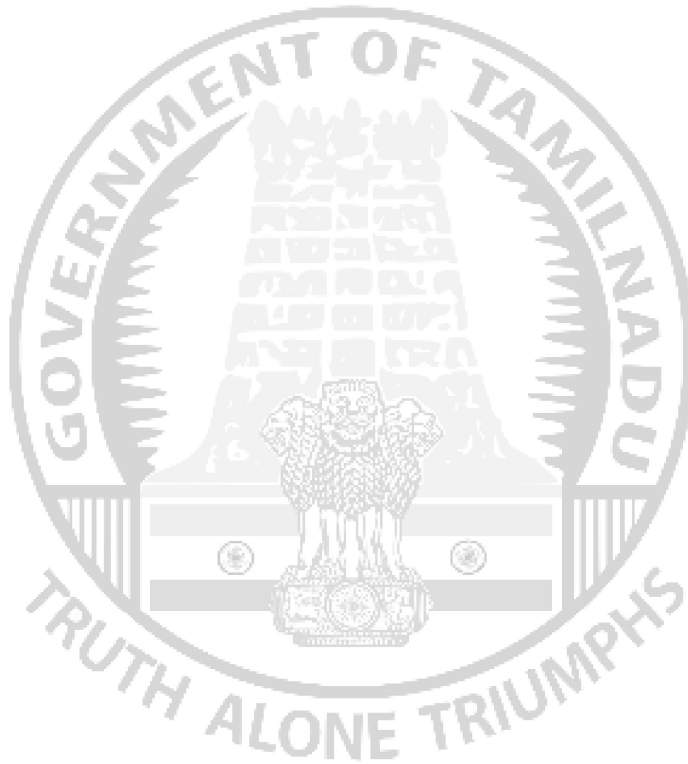
- 1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 127/2023.
- 2) Also, this Approved Copy to be forward to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
- 3) The Final approval copy forwarded to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.
- 4) 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.
- 5) 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.
- 6) 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.

SPECIAL CONDITIONS:

- 1) All the conditions mentioned in the letter of the Assistant Director of District Town And Country Planning, Dharmapuri should be followed without fail.
- 2) This Applicants are granted permission for plot only as per technical approval drawing. No minor changes should be made without prior approval.
- 3) Before starting construction of buildings in the plots, Planning permission for construction should be obtained from the panchayat. Otherwise appropriate action will be taken as per Panchayat Act.
- 4) As per Government Order No.71 Department of Rural Development dated: 01-06-2003, no changes should be made in the plot to disturb the roads and park assigned to the

Panchayat. In the basic facility works, drinking water works and street lighting works should be done.
5) They shall be liable to pay the amount indicated in the audit regarding Approval Sanctioned fees.
6) In case of neglect or violation of the above rules for any reason, appropriate action will be taken as per the Tamil Nadu Panchayats Act.

Village



Signature valid

Signed by: Village Panchayat President
Location: Dharmapuri
Date: 2024.04.20 17:48:32

