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Layout Application - Final Approval Letter



Roc No: 02/2024-2025

Date: 12/20/24 2:22 PM

From:

Village Panchayat

NALLUR

To :

Mr.R.Arulprakasam & Mr.T.Nagaraj,
49/33-Ganapathy Nagar Main Road,
ANS Grand, Erode-638011

Online Application Number:

LU7FYMHU

Sir/ Madam,

Sub :

Residential Layout – Office of Namakkal District, Paramathi Velur Taluk, Paramathi Panchayat Union, Nallur Village and Panchayat acknowledging and Approving in R.S.F.No:77/1- 3.19 Acres extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg

Ref :

1. Applicant Mr.R.Arulprakasam & Mr.T.Nagaraj, Application No:LU7FYMHU Date: 12.11.2024.
2. Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission, Namakkal, ROC No: NKL/LU7FYMHU/35365/2024/TCP, Dated:13.12.2024
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 316/2024 Dated: 13.12.2024

Body:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, issued to Namakkal district, Paramathi Velur Taluk, Paramathi Panchayat Union Nallur Village and Panchayat , R.S.F.No: 77/1, of 3.19 acres proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP /DTCP/ NAMAKKAL/LAYOUT APPROVAL No. 316/2024 dated on 13.12.2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 1071.88 sq.m and Roads area of 2734.98 sq.m are donated to the Nallur Panchayat with the document no: 6025/2024,6026/2024, dated: 10.12.2024 registered at the Paramathi Sub registrar Office.

3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.60,000/- (Rupees Sixty Thousand Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241220030662 Dated: 20.12.2024 and the bank Receipt has been handed over to the Nallur Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows:

Layout approval fees :64000/- Dt.20.12.2024

Therefore, Subject to Specific Conditions Namakkal District, Paramathi Velur Taluk, Paramathi Panchayat Union, Nallur Village and Panchayat , R.S.F.No:77/1, of 3.19 acres extent. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Namakkal District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. NKL/LU7FYMHU/35365/2024/TCP Dated: 13.12.2024 and Residential Layout Technical Clearance /Concurrence / Planning Permission issued number: SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 316/2024

All the Special conditions mentioned must be strictly followed.

2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.

3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.

10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1) Plot area	:3.19 Acre or 12900.00 sq.m
2) No of plots	: 62
3) Area of Road	: 2734.98 sq.m
4) Public use (Local body)	: 57.97 sq.m
5) Public use (TANGEDCO)	: 82.13 sq.m
6) Park area	:1071.88 sq.m (Park Area Provided by the Applicant.)

President,
Nallur village

panchayat.

To,
Mr.R.Arulprakasam & Mr.T.Nagaraj,

49/33-Ganapathy Nagar Main Road,
ANS Grand, Erode-638011.

Copy to:

1. Deputy Director (Incharge), Town and Country Planning Department (Planning Permission), First Floor, Collectorate Master plan Complex, Namakkal, Namakkal District.
2. The Sub Registrar, Office of the Sub Registrar, Paramathi.
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA Namakkal.
4. Submitted to the Perusal of Assistant Director (Survey and Land Records) Paramathi.
5. Block Development Officer (Rural Panchayat), Paramathi Union Office, Nallur Village.
6. Panchayat Secretary, Nallur Village Panchayat office, Paramathi Panchayat Union.

NALLUR VILLAGE PANCHAYAT RESOLUTION COPY:

On 16.12.2024 in the month of December 2024, Monday at 11.00 am, the ordinary meeting of Nallur village panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: Mr.Pon Vijairaghul as Panchayat President.

SUB: Namakkal District, Paramathi Velur Taluk, Paramathi Panchayat Union, Nallur Panchayat, Nallur Village R.S.F.No:77/1 extent 3.19 acres granted Technical Clearance by Assistant Director (Incharge),



Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.12.20 14:22:42





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