Layout Application - Final Approval Letter

Roc No: (SWP/DTCP/Karur/LAYOUT No. 17 /2024)-RESOLUTION NO 1280/2023-2024

Date: 3/26/24 6:51 PM

From:

Village Panchayat

Authur poolampalayam Village Panchayat office, Authur, Authur Poolampalayam Panchayat

To :

Mr.C.Manikandan,
No.206, Arugampalayam,
Kathaparai Manmangalam Taluk,
Karur District - 639006

Online Application Number: TSPII92D

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Karur District, Manmangalam Taluk, Athur Village,
S.F.No.330/B1A1,B2A1A, - Extent 8231 Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for
further action - Reg.

Ref :

1 Application (Reference No: TSPII92D) received through Single Window Portal from
Dated:
04.01.2024.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 25.01.2024
3 Letter No.E1/7679/2023, Dated.29.09.2023 of Joint Director, Agriculture department, Karur District
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document no. 547/2024 dated.30.01.2024 Uploaded by the Applicant Mr.C.Manikandan, Dated: 31.01.2024.
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 Demand raised for payment of OSR charges and Centage charges respectively dated 25.01.2024 and 31.01.2024.
15 Payment of OSR charges and Centage charges received from the applicant respectively on 31.01.2024 and 01.02.2024.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No: TSPII92D) to an extent of 8231 Sq.M. in the land bearing S.F.No.330/B1A1,B2A1A at Authur village of Manmangalam taluk of Karur district, technical clearance/ concurrence/Planning Permission is(SWP/DTCP/Karur/LAYOUT No. 17 /2024.) Final order issed.
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-41000.00
Layout Inspection Fees-10250.00

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.03.26 18:51:02
Village