

Layout Application - Final Approval Letter



Roc No: 01/2024-2025/VP

Date: 10/10/24 3:50 PM

From:

Village Panchayat

Vagurappampatti

To :

Mr M Senthilkumar,
S/O.Mr.Mani,
1/203, Kaattukottai,
Kuppangarai Village & Post,
Karimangalam Taluk,
Dharmapuri District - 6365205. 4KO814YI

Online Application Number:

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office, Dharmapuri - Vagurappampatti Panchayat Office – Dharmapuri District – Karimangalam Taluk , Morappur Panchayat Union - Vagurappampatti Village/ Panchayat - S.F.No 399/2B2 extent 0.58.30 Hectare– Final Layout Approval Issued – Reg.

Ref :

- 1) Application No (SWP): 4KO814YI submitted through Single Window Portal by Mr M SENTHILKUMAR
- 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. E2/5780/2024 Dated: 12.09.2024 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 03.10.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
- 16) Gift deed document No.1834/2024 Dated 04.10.2024. and 1835/2024 Dated 04.10.2024
- 17) Payment of OSR charges, Centage charges and Development Charge received from the applicant on 04.10.2024 and 07.10.2024 respectively.
- 18) Payment of Layout Approval charges & Land conversion Charge received from the applicant on 10.10.2024.

Body:

ORDER:

The application seeking Final Layout Approval for the proposed formation of Residential Layout to an extent of 0.58.30 Hectare in the land bearing S.F.No 399/2B2 at Vagurappampatti Village/ Panchayat of Karimangalam Taluk , Morappur Panchayat Union , Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for Road, Public purpose Meant for Local body and TANGEDCO.vide reference 15th cited above On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as OSR charges, Centage charges and development Charges vide reference 17th cited above, Layout Approval charges and Land Use Conversion Charges vide reference 18th cited above, the Final Layout Approval is issued 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 :112/2024
- 2) Before to start building work, planning permission to be obtained from the Localbody.
- 3) All the conditions are instructed by the DTCP, must be followed by the land owner/Developers.

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) 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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.10.10 15:50:52

