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Layout Application - Final Approval Letter

Roc No: A1/90/2025 Date: 5/1/25 7:54 PM

From:

Executive officer

39,Pondy road,Marakkanam,Marakkanam(Tk),villupuram(Dt),604303

To :

Mr.C.Kumaresan-1, Tmt.D.Mahalatchumi-2, Tmt.J.Dhanalatchumi-3 and Thiru.C.K.Senthil-4

Online Application Number: DQAMYYZ6

Sir/ Madam,

Sub :

Approval of Layout - VillupuramDist.-MarakanamTown Panchayat- Marakanam North Village - Survey No.451/13a and 452/104 - Residential Layout plot for an Extent of 0.57 acres (2314 Sq. mtrs) land – Ownership by Mr.C.Kumaresan-1, Tmt.D.Mahalatchumi-2, Tmt.J.Dhanalatchumi-3 and Thiru.C.K.Senthil-4 - Residential Layout Technical Concurrence Issued by DTCP– Final Layout Approval Issued - Regarding

Ref :

1. G.O.(Ms.)No.138, Housing and Urban Developmentdepartment dated: 04-06-2004.
2. G.O.(Ms.)No.79, Housing and Urban Developmentdepartment dated: 04-05-2017.
3. G.O.(Ms.)No.18, Municipal Administration &Water Supplydepartment, dated: 04/02/2019
4. G.O.(Ms.)No.16, Municipal Administration &Water Supplydepartment, dated: 31/01/2020.
5. G.O.(Ms.)No.141, Housing and Urban Development [UD4(3)], dated 23-09-2020.
6. G.O.(Ms.)No.181, Housing and Urban Development [UD4(1)], dated 09-12-2020.
7. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 ofDirector of Town and Country Planning.
8. Joint Director, Agriculture Department, Vilupuram District, NOC Letter No.C2/15013/2025, Dated:08.01.2025.
9. The Layout application received through online vide reference DQAMYYZ6/2025/TCP, Dated: 06.02.2025 by Mr.C.Kumaresan-1, Tmt.D.Mahalatchumi-2, Tmt.J.Dhanalatchumi-3 and Thiru.C.K.Senthil-4 at Villupuram District, Marakanam Taluk, Marakanam.
10. Gift Deed Document No.875/2025 Dated:27/02/2025 at registered at Marakkanam Sub Register Office.

11. Fees collected Scrutiny charges Rs.3471/-, for OSR Land Rs.584307/- dated:06.02.2025 Centage Charges Rs.3900/-, Development Charges Rs.4628/- and LPA Charges Rs.5200/- as on 14/03/2025 through online.
12. Technical Concurrence order issued The Assistant Director, Villupuram District Town and Country Planning wide proceeding Roc.No. DQAMYYZ6/ 2025/TCP Dated:15/03/2025
13.Site Inspection done by Executive Officer, Marakkanam and Junior Assistant, Marakkanam as on 11.04.2025.
14. Demand Letter cited by Executive officer as on 15.04.2025.
15.Online Payment by Mr.C.Kumaresan-1, Tmt.D.Mahalatchumi-2, Tmt.J.Dhanalatchumi-3 and Thiru.C.K.Senthil-4 for Rs.377825/- recevied in Indian Bank, Adayar Branch Ac.No.7316068621on Dated.25.04.2025 and 28.05.2025

Body:

As per the GO cited above vide (1) to (6) and circular cited by TheDirectorate of Town and Country planning , Chennai vide (7)and the other online application received for the issuance of concurrence for the residential layout approval by Mr.C.Kumaresan-1, Tmt.D.Mahalatchumi-2, Tmt.J.Dhanalatchumi-3 and Thiru.C.K.Senthil-4 at Villupuram District, Marakanam Taluk, Marakanam North Village, Survey No.451/13a and 452/104 - Residential Layout plot for an Extent of 0.57 acres (2314 Sq. mtrs) land residential plot has been formed. The new residential landlord has been set up by the new residential road and Public utility land which have been set up by the Subject ref cited Vide (10) owner ship as been gifted to Executive Officer, Marakkanam Town Panchayat though Document No. 875/2025 Dated.27.02.2025.
The Assistant Director, District Town and Country planning Office, Villupuram District as approved a Technical concurrence approval through SWP Application Number: DQAMYYZ6/2025/TCP Dated:15.03.2025 and Road website approval Vpm.Dist/DTCP.(VMA) No.63/2025.
Further, in order to process final approval to the newly formed layout, The Executive Officer and Junior Assistant personally conducted a field inspection of the said layout on 11.04.2025 and a demand letter cited in Ref (13) was issued to the Layout owner.
As per the above details, the Demand amount raised on the website for Rs.377825/- which has been paid by the Owner of the layout and the above said amount has been remitted in Indian Bank, Aadyar Branch Account No. 7316068621 of Indian Bank maintained under the Marakkanam Town Panchayat.
Therefore, subject to the conditions mentioned in the orders and letters in view (1) to (11), by Assistant Director, Villupuram District Town and Country planning Office SWP Application Number: DQAMYYZ6/2025/TCP Dated:15.03.2025 and Road website approval Vpm.Dist/DTCP.(VMA) No.63/2025 as per the order/plan approved. I hereby issuing the final approval for the above said subjected terms and Special Conditions.
1. Alteration of road layouts, dimensions, public utility dimensions and further subdivision of the plot contrary to the map approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning.
2. Plots located at the junction of two roads should be laid out with the Splay shown on the approved map.
3. No plot shall be sold, leased or otherwise transferred or any building constructed on any plot before fulfilling the above two conditions.
4.All the plot shown on the approved map shall be used only for the construction of residential houses. Change of land classification should be done through DTCP.
5. The Electrical path such as HT, LT and other street line should not be passed over the residential plot.
6. The low laying part of the plot should be raised to the street level.
7. Shade trees on all streets exceeding 7.2 meters in width should be planted not more than 9.00 meters in succession and 1.00 meters from the road boundary.
8. The Plot owner should obtain building approval from the concerned Executive Officer, Marakkanam Town Panchayat Before construction of buildings on the land in the subdivision, permission should be obtained from the District Town and Country Planning and the local government for each building.
9. The Above said Layout is approved through the Planning Permission/Concurrence issued by District Town anc Country Planning Office, if any allegation and error raised regarding the right of land for the plots, the decision will be taken by the local body.
10. Once the petitioner receives the approval of the plot map from the Directorate of Town and Country Planning, the approved plot map should be permanently published at the entrance gate of the plot without any change/removal for public viewing and also the resolution number and date of the approval of the plot should be clearly mentioned.

11. The land ownership is considered and recognized as per the land title documents submitted by the petitioner and it is also stated that no right can be asserted on the ground that the plot has been approvedwhere there is no actual land title.
12. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or the approval for planning Permission/ concurrence may be cancelled by the Town Panchayat without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning along with a copy of this order must be provided to the buyers of the plots while selling the plots for sale.
14. The proposed roads, Storm water drainage, drinking water facility with Over Head water tank, street lights should be constructed as per local government standards. This Approval guarantee will be cancelled if all the above works are not satisfactory to the municipal administration.
15. All fees paid for this property are subject to audit. If any objection is raised in the audit regarding the charges collected for the plot or if the amount is directed to be paid, the entire amount shall be paid by the plot owner in one instalment.
16. If any fault is found in the conditions permitted in the above plot and any complaints are received and found with proper evidence, this warranty will be cancelled without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Vilupuram
Date:2025.05.01 19:54:35



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Vastu & Property Management Tools

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