Layout Application - Final Approval Letter

Roc No: 2/2025

Date: 8/21/25 10:33 AM

From:

Executive officer

26,South car street,Uthamapalayam ,Uthamapalayam (Tk),Theni(Dt),625533

To :

Chelladurai
S/o Kalyani Devar
28B 4(1) 13th Sandu
Varatharajapuram East
Cumbum Municipalty
Uthamapalayam TK

Online Application Number: 4LF0ZTKJ

Sir/ Madam,

Sub :

Residential Layout – Office of the Town Panchayat Uthamapalayam –Theni District,UthamapalayamTaluk/Town Panchayat,Uthamapalayam (South) Village, S.Nos. 1981/1 and 1981/2- Site Extent of 6150.00 Sqm - Technical Clearance Received - Final Order Issued – Reg.

Ref :

1. Applicant Thiru.K.Chellathurai, Online Application No 4LF0ZTKJ, Dated:14.03.2025.

2. District Town and country planning Office,TheniDistrictLetterNo. THENI/4LF0ZTKJ/2025/TCP(RoadPattenissued dated:20.03.2025).

3. The Joint Director, Agriculture department, Theni District letter No.T1/1041/2025, dated.25.02.2025.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. ApplicantThiru.K.Chellathurai,letterdated.27.03.2025(LocalbodyGiftdeeddocumentno. 618/2025,dated:26.03.2025and TANGEDCO Gift deed document no.619/2025, dated: 26.03.2025).

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

8.

G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.O.16Departmentof

Municipal Administration and Water Supply, dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department,

Dated: 30.08.2017.

Body:

The applicant Thiru.K.Chellathurai,have gift deed the road,roads play area and Public Purpose are as has been handed over to the Local body vide Gift deed document no.618/2025, dated:26.03.2025 and TANGEDCO Area vide Gift deed document no.619/2025,dated:26.03.2025. Hence, this residential layout has been approved with below conditions.

1. As per circular cited in13th,it is in formed to send the proceeding orders and maps to the concerned Thasildhar to up date in Tamilnilam website

Special Conditions
1.a)Withreferencetothe8thcited,9thcitedand17thcitedletter,ifthelocatedsiteliesintheMunicipal/Corporationare as:The Owners/developers shall be allowed either to carry out infrastructuredevelopmentworksasperthestandardsspecifiedbythelocalbodyconcernedortopaytheestimateco sttothe local body. Concerned local body shall prescribe the standards for theprovisionsofbasicinfrastructurelikeroads,drains,watersupplyetc,forthelayoutasperexistingrules.Beforetaki ngoverthe infrastructure developed by the owners /developers, the local bodiesshallensurethequalityofworksdonebytheowners/developers.Reasonableperiodtobeprescribedfor upkeep/maintenance of the roads and drains by the owners/ developers. Whereverlayoutsdevelopataslowpace,themaintenanceperiodshallbeextendedtill60%oftheplotsdevelopedint helayout or 5 years whichever is later.

b)OtherthanMunicipal/Corporationareas:Shallcollectthenecessaryfeesandissuethefinallayoutsketch,permito fplanning authority along with the permit of local body to the applicant (s)

directly,onlyafterensuringthattheapplicantlaystarroads,provideotheramenitieslikestormwaterdrains,watersupplyfacilities by constructing required OHT, provide necessary street lights
etc., as per the standards specified by the local body

2.
Withreferencetothe11thcited,theconcernlocalbodymustissuethefinalapprovalAftertransferofearmarkedroads,Local body area and TANGEDCO areaS.F.No sub-division in favor
concern local body.

3.
TheTamilNaduGovernmentinG.O.Ms.No.112,HousingandUrbanDevelopmentDepartment,dated22.06.2017 have approved 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 orpartofitonlyafterregisteringtheRealEstateProjectwiththeRealEstateAuthority.Theapplicanthasrequestedtofollowthe protocols as per instruction given by TNRERA

4. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, giftdeed, etc) any person wishing to purchase the property must individually asser townership of the property to the applicant. Also, if anyone else dispute arises individual rights over it,

Executive officer

Signature valid

Signed by: Executive Officer
Location:Theni
Date:2025.08.21 10:33:01