Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 8/1/24 2:03 PM

From:

Village Panchayat

Village Panchayat Office, Mathur Village Panchayat, Manikandam Block, Trichy- District.

To :

Thiru.A Rm Ramasamy,
No.16, Meyyappa Ambalam Street,
New Town, Karaikudi,
Sivagangai - 630001

Online Application Number: ORQGYEBX

Sir/ Madam,

Sub :

Residential Layout – AR Avenue - District Town and Country Planning Office - Comprised in SF.No.279/2A,2B,6 of Mathur Village, Srirangam
Taluk, Tiruchirappalli District - an extant of 8450.0- Final Approved issued – forwarded for further action - Reg

Ref :

Applicant Thiru.A Rm Ramasamy, received via single window portal, reference number: ORQGYEBX/27582/2024/TCP,
dated.21.06.2024. Local Body resolution No 625

Body:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by
the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling

the above two
conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public
purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in
Residential use zone as per
TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the
approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road
boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained
permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises
regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed
document) of handover of the public open spaces to the local body concerned.
10.Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved
layout plan shall be
permanently published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent
display board along with the
details of resolution number and date of approval of the layout.
11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be
asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation
where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence
approval granted to the layout
will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be
compulsorily provided to the
purchasers while selling plots for sale

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.08.01 14:03:28

Village