Layout Application - Final Approval Letter

Roc No: 127/2024 Date: 5/8/24 7:01 PM

From:

Executive officer

312/175,Attur Main Road,Namagiripettai,Rasipuram(Tk),Namakkal(Dt),637406

To :

Mr. P.Suresh, Mr.Santhosh Kumar, Mrs.S.Jothimani, Mrs. R.Jeevitha, 4/330, Ganthi Nagar, Pallakadu. Thiruchngodu, Namakkal – 637410.

Online Application Number: KEQCZ96A

Sir/ Madam,

Sub :

Residential Layout – Namakkal District – Rasipuram Taluk – Namagiripettai Town Panchayat – Ariyagoundampatty Village – Ward No.11 – Kattu Valavu North – S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acre or 9430.00 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Namagiripettai Town Panchayat.

Ref :

1. Mr. P.Suresh, Mr. B.Santhosh Kumar, Mrs. S.Jothimani, Mrs. R.Jeevitha, 4/330, Ganthi Nagar, Pallakadu, Thiruchngodu, Namakkal – 637 410 . theirs (Online) Application No. KEQCZ96A/20632/2023, Dated:28.12.2023.
2. Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/KEQCZ96A/20632/2024/TCP, Dated:24.02.2024.
3. Gift deed to Namagiripettai Town Panchayat as Register No.302/2024, Dt:14.02.2024 at Namagiripetai Register Office.
4. Namagiripettai Town Panchayat Resolution No.321(23), Date:06.03.2024
5. Other Relating Documents.

Body:

Namakkal District, Rasipuram Taluk, Namagiripettai Town Panchayat, Ariyagoundampatty Village, Ward No.11, Kattu Valavu North, S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acre or 9430.00 sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr. P.Suresh and three others, 4/330, Ganthi Nagar, Pallakadu, Thiruchngodu, Namakkal, theirs (Online) Application No.KEQCZ96A/20632/2023 Dated:28.12.2023 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Namakkal, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Namagiripettai Urban Development Ward No.11, Kattu Valavu North, S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acr or 9430.00 sqm Planning Permission Approval No. SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO:45/2024 has been given for dividing the plot into 34 plots in the area, and the road and public allotment have been handed over to the Namagiripettai Town Panchayat in this plot. Namagiripettai Council Resolution No.321 (23), Dt:06.03.2024 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.
2. Any land owned by the Municipal Corporation and other Government Departments shall not be include in this plot.
3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.
4. To maintain constructed roads and storm water drains at his own expense for five years.
5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.
6. There shall be no encroachment on the public allotment land and roads which have been donated to the Namagiripetai Town Panchayat in the Namagiripettai Registrar's office. The transferred public utility spaces should be handed over to the municipality.
7. To replace the low voltage transmission line passing through the plot in the course of the road at their own cost.
8. Conditions mentioned in the allotment letter should be followed.
9. Further action is requested to be taken as mentioned in the Government order found in the annexure.
10. Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.
11. In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.
12. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.
13. The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.
14. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it. No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.
15. Do not level the ground more than required for footing, repair landslides, dig up soil from the plot and create ditches and pits.
16. The petitioner should obtain approval from the concerned Executive officer, Namagiripetai Town Panchayat for the plot. Before construction of buildings on the land in the subdivision, permission for each building must be obtained from the local authority.
17. All the Conditions should be followed as per order of Roc No. NKL/KEQCZ96A/20632/2024/TCP, Dated:24.02.2024 of Deputy Director of NamakkalDistrict Town and Country Planning.

Signature valid

Signed by: Executive Officer
Location:Namakkal
Date:2024.05.08 19:01:16



Executive officer