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Layout Application - Final Approval Letter

Roc No: Roc.No : 003/2024-2025

Date: 11/23/24 10:26 AM

From:

Village Panchayat

Agaram

To :

To,
Thirumathi.B.Sasikala ,
D.No-4/86, Alankadu, Kanambipalayam,
Agaram Village, Elachipalayam Post,
Tiruchengode Tk,
Namakkal Dt,
638 202.

Online Application Number: BBDESW1K

Copy to:
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Collectorate Masterplan Complex, Namakkal District – 637003.
2.The Sub Registrar, Office of the Sub Registrar,Tiruchengode.
3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat),DRDA Namakkal.
4.Submitted to the Perusal of Assistant Director (Survey and Land Records) Tiruchengode.
5.Block Development Officer, Elachipalayam Union Office.
6.Others – 2

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Namakkal District, Tiruchengode Taluk, Elachipalayam Panchayat Union, Agaram Village and Panchayat acknowledging and Approving in S.F.No: 142/3A4, 1.4525 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

Ref:
1.Applicant Thirumathi B.Sasikala, Application No: BBDESW1K Date:03.06.2024.
2.Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter no. 4367/2019/TCP2, dated: 14.08.2021 of Commissioner of Town and Country

Planning, Chennai (Circular)
4.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5.ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Namakkal, BBDESW1K/2024/TCP Dated:03.07.2024
6.Technical Clearance/ Concurrence/ Planning Permission issued Layout number:
SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 182/2024, Dated:03.07.2024

Body:

Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Namakkal District, issued to Namakkal district, Agaram Panchayat , SF.No: 142/3A4, of 1.4525 acres proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 182/2024, Dated:03.07.2024 subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 35.04 sq.m and Roads area of 1762.46 sq.m are donated to the Agaram Village Panchayat with the document no: 5313/2024 dated: 01.07.2024 registered at the Tiruchengode Sub registrar Office.
3.According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.19000/- (Rupees Nineteen Thousand Only) has been paid by the Applicant towards (Single Window Portal) Including Local Body Demand Fees, Dated: 25.10.2024 and the bank Receipt has been handed over to the Agaram Village Panchayat by the Applicant.
4.The fees/charges collected from the applicant are as follows:
Layout approval fees : 23000/- Dt.25.10.2024
Layout inspection fees : 5000/-Dt.25.10.2024

Therefore, Subject to Specific Conditions, Namakkal District, Agaram Village Pachayat SF.No: 142/3A4, of 1.4525 acres extent.It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1.Namakkal District, Deputy Director, District Town and Country Planning Department, ROC No. NKL/BBDESW1K/2024/TCP Dated:03.07.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:
SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 182/2024
All the Special conditions mentioned must be strictly followed.
Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
2.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
3.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
4.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
5.Every plot deed registration should be accompanied by a copy of this layout approval map.
6.The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
7.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
8.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
Details of allotments of plots for which technical approval has been granted:
1) Plot area : 1.4525 Acre or 5879.00 sq.m
2) No of plots : 23
3) Area of Road : 1762.46 sq.m

4) Public use (Local body) : 35.04 sq.m
5) Public use (TANGEDCO) : 35.04 sq.m
6) Park area : 411.65 Sq.m (Government guideline value amount has been paid by the applicant.)

President

Agaram Village Panchayat, Namakkal District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.11.23 10:26:32



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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