

Layout Application - Final Approval Letter



Roc No: 01- 226268/2024-
2025

Date: 6/17/24 6:12 PM

From:

Village Panchayat

Vattur

To :

M/S. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU AND MOHANASUNDARI,
DOOR NO: 10/31 MARIKADU,
VATTUR,
TIRUCHENGODE,
NAMAKKAL DISTRICT -637205.

Online Application Number:

M02RG9YG

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- Vattur Village & Panchayat - The proposal for Residential Layout with an extent of 3.20 Acres (or) 12952,00 Sq.m in bearing S.F.No: 155 /1A2, 1B3, 1C, 1D1, 2B- Vattur Panchayat/village- Tiruchengode Panchayat Union/Taluk- Namakkal District- " SENTHUR NAGAR" - Final Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal District, Application Ref No: M02RG9YG (F.No.21770), Dated.20.01.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis.No: E4/17327/2023, Dated:11.01.2024 (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ M02RG9YG/21770/2024 (Road pattern issued on dated: 19.02.2024)
6. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal

District, Application Ref No: M02RG9YG

(F.No.21770), (Gift deed document No:2257/2024 & 2258/2024 ((LOCAL BODY) & (TANGEDCO)), Dated: 14.03.2024).

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

8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of 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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

14. Demand payment Request Letter, Dated:18.03.2024 (requiring payment of Centage Fee).

15. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal

District, Application Ref No: M02RG9YG

(F.No.21770), Dated. 19.03.2024 (Payment of Centage Fee).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

17. The Block Development Officer, Tiruchengode Panchayat Union vide Letter Roc No:32/2024/T3, Dated:12.02.2024.

Ref :

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after

perusing the records and after

conducting inspection the applicant was directed to handover the portion of land earmarked for roads, Park public purposes

meant for local body and TANGEDCO vide

under reference 5th cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of

charges such as Centage charges vide

under reference 15th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

Body:

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes – 800 other Receipts - AS Receipts under Land Use Conversion Charges- 27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

1. Layout Approval Fees - Rs. 48,000/-

2. Layout Inspection Fees - Rs. 58,000/-

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.06.17 18:12:24

