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Layout Application - Final Approval Letter

Roc No: 12/Villipalayam Panchayat/2024-25

Date: 12/5/24 2:12 PM

From:

Village Panchayat

VILLIPALAYAM

To :

Mr. P.Ponnusamy & 1 Other,
D.No: 129/4,
Sillankadu,Mugasi,
Kilapalayam,
Tiruchengode
Namakkal-637 202.

Online Application Number: RR5L99HD

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.2825 Acres (or) 5792.00 Sq.m in S.F.No:26/1B2 & 27/2T2 – Villipalayam Village & Panchayat – Paramathi Panchayat Union – Paramathi Velur Taluk - Namakkal District-Technical Concurrence issued - Panchayat Final Order - Reg

Ref :

1. Applicants Mr.P.Ponnusamy and One Other, Namakkal District Online Application Ref No: RR5L99HD (F.No. 35983), Dated.28.10.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter L.Dis. E4/10331/2024, Dated: 04.10.2024.[RR5L99HD-15192] (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/ 2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ RR5L99HD/35983/2024/TCP (Road pattern issued on dated: 11.11.2024).
6. Applicants Mr.P.Ponnusamy and One Other, Namakkal District Online Application Ref No: RR5L99HD (F.No. 35983), Gift deed Document No: 5478/2024 (LOCAL BODY) & 5479/2024 (TANGEDCO), Dated: 14.11.2024.
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. 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.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2,Dated. 10.07.2024].
16. The Assistant Director, Town & Country Planning Office, Namakkal District vide letter RR5L99HD/2024 ND, Dated.11.11.2024.
17. Mr.C.Nallappan, Namakkal District Gift deed document No: 5477/2024 (LOCAL BODY), Dated.14.11.2024.(Adjoining Field).
18. Demand payment Request Letter, Dated: 11.11.2024 & 15.11.2024. (requiring payment of OSR Charge , Centage Fee , Development Charge & Sub Ref :Division Charges).
19. Applicants Mr.P.Ponnusamy and One Other, Namakkal District Online Application Ref No: RR5L99HD (F.No. 35983), Dated.15.11.2024 & 18.11.2024.

Body:

1) The local body shall issue the final approval to the applicant(s) directly after collected usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of Village Panchayat.
2) The local body shall issue the final approval to the applicant(s) directly after usual; fees applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing and 10000 littre OHT all implementation applicant responsiblity, provided street lights as per the standards prescribed by the local body in the case of other than Village Panchayat
3) 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 Rs 37055 received, Issued the Final approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.12.05 14:12:26



our services doesn't just end there

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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