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Layout Application - Final Approval Letter

Roc No: 2024-2025/1 Date: 10/9/24 4:52 PM

From:

Village Panchayat

Thalambadi

To :

Mr. P V Kavinraj,
W5B6/163,Palampatty,
Salem South,
Salem-637 107.

Online Application Number: NKL/W6BC0YQA/28165/2024/TCP

Online Application Number: W6BC0YQA

Sir/ Madam,

Sub :

Sir/Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal District-Puduchatram Panchayat Union – Thalambadi Village & Panchayat in S.F.No: 236/18–The Layout approval issued vide LP/DTCP No.190/2002 with extent of site 2648.00 Sq.m. designated for Community Hall-Requesting conversion for Residential Layout use-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

Ref :

1. Applicant Mr. P.V. Kavinraj, Salem District Online Application Ref No: W6BC0YQA (F.No. 28165), Dated.24.05.2024.
2. The Special Commissioner of T&CP Office, Chennai vide letter Roc.No. 11688/2002/LA3,Dated.13.08.2002.
3. Circular from the Director of Town and Country Planning, Roc.No:4367/2019/TCP2, Dated: 14.08.2021.
4. Circular from the Director of Town and Country Planning, Roc.No:19093/2022/TCP5, Dated: 20.04.2023.

5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
6. District Town and country planning Office, Namakkal District Letter No: NKL/ W6BC0YQA/28165/2024/TCP (Road pattern issued on dated: 03.07.2024).
7. Applicant Mr. P.V. Kavinraj, Salem District Online Application Ref No: W6BC0YQA (F.No. 28165), Gift deed document No:3427/2024 (LOCAL BODY) & 3428/2024 (TANGEDCO), Dated: 21.08.2024.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020.
16. 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].
17. Demand payment Request Letter, Dated: 03.07.2024 & 02.09.2024 (requiring payment of OSR Charge , Centage Fee , Development Charge & Sub Division Charges).
18. Applicant Mr. P.V. Kavinraj, Salem District Online Application Ref No: W6BC0YQA (F.No. 28165), Dated. 01.09.2024 & 06.09.2024. (payment of OSR Charge ,Centage Fee , Development Charge & Sub Division Charges).
19. The President, Thalambadi Panchayat vide letter with no date.

The Application seeking Technical Clearance for the Proposed Residential layout in Namakkal District, Puduchatram Panchayat Union , Thalambadi Village & Panchayat in S.F.No: 236/18.The Layout approval issued vide LP/DTCP No.190/2002 with extent of site 2648.00 Sq.m designated for Community Hall requesting conversion for Residential Layout use 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 & public purposes meant for local body and TANGEDCO vide under reference 6thcited above.

On receiving the gift deed soft copy from the applicant vide through online 7th cited above, and on receiving the payment of charges such as OSR, Centage charge, Development Charge & Sub Division Charge vide under reference 18th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 232/2024.The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Panchayat President, Thalambadi Panchayat and it has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update inTamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under therespective rules.

Body:

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 fees for each plots,And under rule 9 concerned local body should collect the 3% Market Value as Land conversion. All charges paid and the local body final approval order issued.

Copy to:

1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.
2.Block Development Officer (VP),Pudhuchatram Block, Namkkal(Dt)
3:Sub registrar, Sendamangalam sub register office, Namakkal.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.10.09 16:52:54



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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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