

19.4 Simplification of the procedures for layout approval - Procedures to be followed for approval of layouts in rural Local Bodies

Rural Development (C2) Department

G.O. (Ms) No. 71

Dated : 16.6.2003

Read :

From the Director of Rural Development Letter R.c.No. 33849/2002/ PH3, dated 28.8.2002.

ORDER

Government examined the proposal received from the Director of Rural Development for simplification of procedures for approval of Layouts in Rural Local Bodies and direct that the following procedures shall be followed for approval of layouts in Rural Local Bodies.

- (a) The application for layout shall be entertained only. if it is received from the owner of the land or any one possessing a full power of attorney duly registered on his behalf.
- (b) The application shall be accompanied with up to date and full encumbrance certificate.
- (c) Authenticated survey sketch obtained from the survey record shall be enclosed. This would include FMB etc.
- (d) The land to which a layout is sought shall not have been affected by any proceedings under the Land Reforms Act 1961, Urban Land Ceiling Act, 1978 or the Land Acquisition Act.
- (e) In the layout, no Government poramboke or land belonging to any public body shall have been included.
- (f) The access to the land shall be paved from a proper, public road which is regularly used and maintained.
- (g) The layout shall not be located either in the area of water logging, drainage, unhygienic surroundings, quarries, cremation grounds and shall remain unaffected by natural water course, drainage, etc.
- (h) The layout shall not affect any road schemes or its clauses.
- (i) The details of the location of the exit roads from neighbouring layout linking to this layout shall be noted.

Government also direct that responsibility for verification and issue of necessary certificates is fixed to the concerned rural local body for adhering to the above procedure before sending the layout proposals to the Director of Town and Country Planning for approval without any delay.

3. The executive authorities of the concerned rural local bodies are therefore directed to adhere to the above procedure for approval of layouts in their respective Panchayats.

(By order of the Governor)

SANTHA SHEELA NAIR
SECRETARY TO GOVERNMENT