Layout Application - Final Approval Letter

Roc No: 8V72NHC3/2025/TCP

Date: 9/25/25 8:28 PM

From:

Village Panchayat

Panchayat Office, Emoor (Kaspa), Emoor (Post), Karur-639007.

To :

Mr.Selvaraj R,
S/o Ramasamy
D.No. 14A, Athur Road,Vangapalayam,
Vengamedu,
Karur – 639006

Online Application Number: 8V72NHC3

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning – Karur - Comprised in S.F.No : 246/11A of Emoor Panchayat / Village - Thanthoni Panchayat Union – Karur Taluk - Karur District - Extent : 2.4325 Acres (9850.00 Sqm) – Concurrence / Final Approval clearance issued – forwarded for futher.

Ref :

1. Application (Reference No: 8V72NHC3) received through Single Window Portal from Mr. R.SELVARAJ (Krishnamorthy, Ponnusamy, Muthusamy), Karur, Dated: 22.07.2025
2. Assistant Director of Town and Country Planning, Karur ROC No. : 8V72NHC3/2025/TCP. (Planning Permission issued)
3. Circular from the Director of Town and Country Planning, Roc No.19799/202, Dated:24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
9. Government Letter No.19113/Nov 4 (3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:

07.01.2022
12. Demand Payment Request Letter, Dated: 14.08.2025 & 19.08.2025 (requiring payment of OSR Fee & Centage Fee, Development fees).
13. Applicant Mr.R.SELVARAJ (Krishnamorthy, Ponnusamy, Muthusamy), Letter, Dated: 18.08.2025 & 19.08.2025. (Payment of OSR Fee & Centage Fee Development Fee)

14. Circular from the Director of Town and Country Planning , Roc No.4367/2019/TCP2, Dated: 14.10.2019
15. Joint Director, Agricultural Karur,Noc ROC.No.E1/6221/2025, Dated.25.07.2025.
16.Karuppampalayam Panchayat The Payment of Charges Shall be made under the collected head of account.

Layout Approval fee: Rs.38581.00 Dated: 25.09.2025
Layout Inspection fee: Rs.39000.00 Dated: 25.09.2025

17. Emoor Village Panchayat Resolution No : 46, Date- 22.08.2025

Body:

With reference to the 1st cited letter, applicant has requested for the approval of Residential of Layout in, Comprised in S.F.No : 246/11A of Emoor Panchayat / Village, Thanthoni Panchayat Union, Karur Taluk, Karur District – Extent : 2.4325 Acres (9850.00 Sqm) – Concurrence / Final Approval Letter.

SPECIAL CONDITIONS:

1. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after of earmarked road, Park areas S.F.No sub-division in favour concern local body.
2. The Tamilnadu Government in G.O.Ms.No.112, Housing and Urban Development Department, Dated 22.06.2017 have approved the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the Protocols as per instruction given by TNRERA.
3. According to the Circular No.12544/14/CB Dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant applications (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town Country Planning Department is not the right organization to decide this.
4. I requested to send the approved residential site map to the concerned registration department office and land survey department for information and appropriate action.
5. It is requested to send acknowledgement of receipt of receiving Maps and Proceedings Orders.
6. As per circular cited in 12th ,it is requested to send the proceeding orders and maps to the concerned Thasildar in Tamil nilam website Special Conditions.
7. As per TNCDBR-2019 the following fee and charges are collected follows: Thanthoni Panchayat Union, Karur District.
8. The petitioner is hereby informed to complete the road works within 30 days and submit a photograph thereof.

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.09.25 20:28:31