Layout Application - Final Approval Letter

Roc No: NKL/00MQJO8Q/47757/2025/TCP

Date: 06/09/2025

From:

Village Panchayat
Karuveppampatti

To :

Mr.M.Sakthivel and Mr.N.Balaji,
D.No.10/18A Molakakadu,
Morur Bit II,
Sankagiri,
Salem – 637 304.

Online Application Number: 00MQJO8Q

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 2.0750 Acres (or) 8400.00 Sq.m in S.F.No. S.No. 117/1 - Karuveppamapatti Village & Panchayat - Tiruchengode Panchayat Union-Tiruchengode Taluk-Namakkal District-Non Planning Area-Technical Concurrence issued -forwarded for further action-reg

Ref :

1. Applicant Mr.M.Sakthivel and Mr.N.Balaji, Namakkal District Online Application Ref No: 00MQJO8Q (F.No. 47757) Dated.11.06.2025.
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.E4/5758/2025 [00MQJO8Q-25412], Dated:13.05.2025
4. CircularfromtheDirectorofTownandCountryPlanning,Roc.No:19799/2020/T,Dated:24.12.2020&08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/00MQJO8Q/47757/2025/TCP(Roadpattern issued on dated: 12.06.2025).
6. Applicant Mr.M.Sakthivel and Mr.N.Balaji, Namakkal District Online Application Ref No: 00MQJO8Q (F.No.

47757). Gift deed document No:
5830/2025 (LOCAL BODY) & 5831/2025 (TANGEDCO), Dated: 30.05.2025.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.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. GovernmentLetterNo.19113/Nov4(3)/2017-1,HousingandUrbanDevelopmentDepartment,Dated: 30.08.2017.
12. CircularfromtheCommissionerofTownandCountryPlanning,letterno.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. CircularfromtheDirectorofTownandCountryPlanning,RocNo.4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019,
05.02.2020 and
14.08.2021.
15. G.O.(Ms).No.53,HousingandUrbanDevelopmentDepartment,Dated:28.02.2024.[Government Gazette No.28, Part-II,
Section 2,
Dated. 10.07.2024].
16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. TheDivisionalEngineer,HighwayDepartment,NamakkalOfficevideletterRoc.No.585/2025/JDO, Dated.02.05.2025.
Ref :
18. ThisOfficeOnlineDemandpaymentRequestLetter,Dated:12.06.2025&03.07.2025.(requiring payment of OSR Charge,
Centage Fee ,
Development Charge & Sub Division Charges).
19. Applicant Mr.M.Sakthivel and Mr.N.Balaji, NamakkalDistrictOnline Application Ref No: 00MQJO8Q (F.No.47757), Dated.02.07.2025 & 04.07.2025. (payment
of OSR Charge, Centage Fee, Development Charge & Sub Division Charges)

Body:

TheLayoutProposalreceivedvidethereference1stcitedOnlineApplicationwasprocessedasperthe rules prevailing and after
perusing the
recordsandafterconductinginspectiontheapplicantwasdirectedtohandovertheportionofland earmarked for roads & public
purposes
meant for local body and TANGEDCO vide under reference 5thcited above.
Onreceivingthegiftdeedsoftcopyfromtheapplicantvidethroughonline6thcitedabove,andon receiving the payment of charges such as
OSRCharge,Centagecharge,DevelopmentCharge&SubDivisionChargesvideunderreferences19th cited above, the Technical
Concurrence is issued to the said layout subject to the following conditions.
1. Asperthecondition,thelayouthasbeenapprovedandtheapprovedassignedtothelayoutis SWP/DTCP/NAMAKKAL/LAYOUT NO:
166/2025.TheapprovedlayoutPlanisenclosedherewithfortakingfurtheractioninthisregard.The applicant should submit the
Original Gift
Deedof6thcitedabovetoTheSpecialOfficer,KaruveppamapattiPanchayat,TiruchengodePanchayat Union and it has been forwarded with
it for further action.
2. Further,whenthefinalapprovalisgivenbythelocalbody,itisrequestedtosendacopyofthe conditions to this office
immediatelyasper Condition
no.9 (b).

3. Aftertheapprovalofthelocalbody,Itisrequestedtosendtheapprovedresidentiallayoutmaptothe 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. Aspercircularcitedin13th,itisrequestedtosendtheproceedingordersandmapstotheconcerned Tahsildar to update in Tamilnilam
website Special Conditions.
6. TheLocalauthorityshallaccordpermissiondulyfollowingtherules/regulations/ordersissuedfromtime to time under the
respective rules.
SpecialConditions:
Asperthedirectionsreferenceunder12thcitedandaspertheprovisionsstipulatedinRule47(11)of TNCDBR – 2019 vide reference under
10th cited above.
1. a)IfthelocatedsiteliesintheMunicipal/Corporationareas:Collectingthenecessaryfeesincludingthe charges for providing
amenities
likeroads,stormwaterdrainsandstreetlightsfromtheapplicantsaftercollectingthenecessaryfeesthe final layout sketch, permit of
planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b)OtherthanMunicipal/Corporationareas:Shallcollectthenecessaryfeesandissuethefinallayout sketch, permit of planning
authority
alongwiththepermitoflocalbodytotheapplicant(s)directly,onlyafterensuringthattheapplicantlaystar roads, provide other amenities
likestormwaterdrains,watersupplyfacilitiesbyconstructingrequiredOHT,providenecessarystreet lights etc., as per the standardsspecified by
the local body.
2. (EWS)PlotsreservedforEconomicallyWeakerSectionshouldnotbeamalgamatedorrearranged.But in rural areas, if the
EWS plots are
notsoldaftermorethan3years,aftertheplotapproval,asperG.O.16,MunicipalAdministrationand Water Supply Department,
Dated:
31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.
3. Withreferencetothe13thcitedand14thcitedletter,theconcernlocalbodymustissuethefinalapproval after transfer of earmarked road
S.F.No sub-division in favour concern local body.
4. TheTamilNaduGovernmentinG.O.Ms.No.112,HousingandUrbanDevelopmentDepartment,dated 22.06.2017 have
approved the Tamil
NaduRealEstate(Regulation&Development)Act2016,Thepromoterhastoadvertise,Market,booksell or offer for sale or invite persons to
purchaseinanymanneranyplot,apartmentorbuilding,asthecasemaybe,inanyRealEstateProjector part of it only after registering the
RealEstateProjectwiththeRealEstateAuthority.Theapplicanthasrequestedtofollowtheprotocolsas per instruction given by
TNRERA
5. ConditionmentionedintheNoobjectioncertificatesobtainedfromtheCentral/StateGovernment Departments must be
followed
scrupulously
6. AsperG.O.79HousingandUrbanDevelopmentDepartment,dated:04.05.2017,in-caseofnon- planned area rule 3 it has
been requested
tocollectRs.1000asscrutinyfeeforeachplots.Andunderrule9concernedlocalbodyshouldcollectthe 3% Market Land Value as Land
conversioncharges,beforeissuingthefinalapproval Head of
Account:
0217 Urban Development - 60 other Urban Development Schemes – 800otherReceipts-ASReceiptsunderLandUseConversionCharges- 27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

7. AccordingtotheCircularNo.12544/14/CBdated:04.07.2014statingthat,TheDirectorateofTownand Country Planning
Department has
notlegallycertifiedthetitletotheownershipbygrantingtechnicalclearanceandplanningpermission.Only the applicant's entitlement to
developmentisverifiedinthedocumentssubmittedwiththeapplicant'sapplication(leasedeed,saledeed, gift deed, etc.) any person
wishingtopurchasethepropertymustindividuallyassertownershipofthepropertytotheapplicant.Also,if anyone else dispute
arises
individualrightsoverit,theycansettleitbeforetheappropriatecompetentcourt.TheDirectorateofTown and Country Planning
Department
is not the right organization to decide this.
8. AsperTNCDBR-2019thefollowingfeeandchargesarecollectedasfollows: Scrutiny Fee
: Rs.12600.00/- Dated.11.06.2025.
OSR Charge : Rs.80545.00/- Dated.27.06.2025.
Centage Charges : Rs.14400.00/- Dated. 02.07.2025.
Development Charges : Rs.16800.00/- Dated. 02.07.2025.
SubDivisionCharges:Rs.19200.00/-Dated.02.07.2025.

Layout Conditions

1. Alterationofplotsizes,roadpattern,sizes,dimensionsofpublicallotmentsandfurthersubdivisionofthe plot contrary to the
Layout
PlanapprovedbytheDistrictTownandCountryPlanningOfficeshallnotbedonewithouttheprior approval of the District Town
and Country
PlanningOffice.
2. Thecornersoftheplotslocatedatthejunctionoftworoadsshouldbelaidwiththesplaysshownonthe approved Layout Plan.
3. Noplotshallbesold,leasedortransferredinanyothermanneroranybuildingshallbeconstructedon any plot before fulfilling
the
above two conditions.
4. TheplotsshowninapprovedLayoutplanshouldbeusedonlyfortheconstructionofresidentialhouses other than the plots selected for
publicpurposes.Also,onlyinthoseplaceswherethelanduseisrequestedtobechanged,onlythose developments mentioned in
ResidentialusezoneasperTNCDBR-2019shouldbeallowedbythelocalbodyonlyafterobtainingthe prior approval of the department.
5. Ifalowvoltage/highvoltagepowerline/telegraphlineislaidthroughtheplots,thelineshouldbe shifted to the edge of the
road or
as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. Onallstreetsexceeding7.2metersinwidth,shadetreesshallbeplantedwithin1.00metersandnot more than 9.00 meters in
succession of the road boundary.
8. Theapplicantmustobtainapprovalregardingtheplots/Layout.Also,beforeconstructingthebuildingsin the plots, the applicant should
beobtainedpermissionfromtheDistrictTownandCountryPlanningOfficeandtheLocalBodyOffice concerned for each building.
9. a)Asonlyplanningpermission/concurrencehasbeengiventothesaidplotbytheDistrictTownand Country Planning Office.If any
problemarisesregardingtherightoflandfortheplot,itshouldbeconsideredanddecidedbythelocal body.
b)Whenthesaidplotsareapprovedbythe LocalAuthority,acopyoftheapprovalshouldbesenttothis office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Oncetheapplicantreceivestheapprovaloftheplayoutplanfromthe DistrictTownandcountryplanning office, the approved
layout plan
shallbepermanentlypublishedattheentranceofthelayoutwithoutanychange/releasefirpublicview through a 6' x 4' permanent Display
board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission/Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

6.9.25

The Special Officer/
Block Development Officer(V.Pts)
Karuveppampatty Panchayat

தனி அலுவலர் /
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
கருவேப்பம்பாடி ஊராட்சி