Layout Application - Final Approval Letter

Roc No: 02/226204/2025-26 **Date:** 12/5/25 5:04 PM

From:

Village Panchayat

Sellappampatti

To :

Mr.J. MANIVANNAN, S/o. Jayapal,
D.No.1/84, Udaiyar Street,
Minnampalli,
Namakkal-637019.

Online Application Number: I2SXW9CT

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.54 Acres (or) 6200.00 Sq.m in S.F.No: - 131/6 & 7A – Sellappampatti Village / Panchayat – Pudhuchatram Panchayat Union –
Namakkal Taluk - Namakkal District-Non Planning Area - Final Order Issued - Reg.

Ref :

1.Town and Country Planning Department(Planning Permission) ROC No.I2SXW9CT/2025/TCP/2025/TCP dated 20.11.2025
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
4. Applicant Mr.J.MANIVANNAN, Namakkal District Online Application Ref No: I2SXW9CT/2025/TCP/2025/TCP, Gift deed
document No: 4599/2025 (LOCAL BODY) &
4600/2025 (TANGEDCO), Dated: 17.11.2025
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and

16.07.2022.
9. Government Letter No.19113/Nov4(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. 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.
13. 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].
14. This Office Online Demand Payment Request Letter, dated:04.12.2025 (requiring payment of 3% Conversation Charges and Development Charges ,

Body:

As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 278/2025. 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. Here 30 plots Rs.30000/- collected and Inspection Fee Rs.1000 totally Rs.31000/- to village Sellappampatti panchayat SNA Account. And under rule 9 ,3% Market Land Value as Land conversion charges, Rs.20150/- (Challan no 20251204054254 .Dated-04.12.2025) Collected .hence final approval order given.

Layout Conditions

1. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to theedge of the road or as shown on the approved Layout Plan.
2.If there are water bodies within the plot, buildings should be constructed in a way that does not affect them.
3. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approvedLayout Plan.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other thanthe plots selected for public purposes. Also, only in those places where the land use is requested to be changed, onlythose developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body onlyafter obtaining the prior approval of the department.
5. The hollowed part of the layout should be raised to street level.
6. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00meters in succession of the road boundary.
7. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots,the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Officeconcerned for each building.
8.The approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval of the layout.
9. 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.
10. 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.
11.If it is later discovered that any case is pending regarding the proposal. the approval given to the proposal will be cancelled without any prior notice and action will be taken.

Signature Not Verified
Signed by: Village Panchayat President
Location:Namakkal
Date:2025.12.05 17:04:15