Layout Application - Final Approval Letter

Roc No: 225899/2025-26 **Date:** 10/15/25 11:30 AM

From:

Village Panchayat

Ganapathipuram Edaiyathankudi 609702

To :

Mr.Veerasamy S,
No.26/18 EVR Street,
Koranadu,
Mayiladuthurai-609003

Online Application Number: R2C4CMNX

Sir/ Madam,

Sub :

Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – R.S.No.41/2, 37/14A of
Edaiyathankudi Panchay, Kidamangalam Village, Thirumarugal Panchayt Union, Nagapattinam Taluk / district - extent 1.37 Acre
Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.S.Veerasamy, Letter Dated: 22.04.2025.
2. District Town and country planning Office, Nagapattinam District Letter No. R2C4CMNX /2025/ TCP (Road pattern issued on
dated:
02.07..2025).
3. District Collector, Nagapattinam Noc No. Ne.mu.3088/2023/U3, dated. 10.03.2025.
4. Joint Director of Agricultural Department, Noc No. E1/21612024, dated. 30.05.2024.
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020.
6. Applicants Mr.S.Veerasamy, Letter Dated: 28.07.2025. (Gift deed document no.1947/2025, dt.21.07.2025).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of
MunicipalAdministration and

Water Supply, dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / Nov 4 (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.
Ref :
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Demand payment Request Letter, Dated.28.07.2025. (requiring payment of Centage Fee, Display Board Fee).
16. Applicants Mr.S.Veerasamy, Letter, Dated.13.08.2025. (Payment of Centage Fee, Display Board Fee)
17. Circular from the Village Panchayat, Roc No.225899, Dated: 13.09.2025

Body:

Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the
necessary fees
including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting the
necessary fees
the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch,
permit of planning authority along with
the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water
drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by
the local body
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park
areas S.F.No sub-division in favour concern local body.
3.The Tamil Nadu 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
4.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. And under rule 9 concerned local body should collect the 3% Market Land Value as
Land conversation
charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5.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's application (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

Village

Signature valid

Signed by: Village Panchayat President
Location:Nagapattinam
Date:2025.10.15 11:30:30