Layout Application - Final Approval Letter

Roc No: 4/2026 **Date:** 3/25/26 2:48 PM

From:

Executive officer

133/1,Bazzar Street,Kalavai,kalavai(Tk),Ranipet(Dt),632506

To :

1. Mr. S. Yokesh and Mrs. S. Lakshmi
No: 2/110B, Bajanai Koil Street,
Ponnambalam Village,
Kalavai Taluk,
Ranipet District – 632002.

Online Application Number: 59L5SLZN

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Town Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Kalavai Taluk – Kalavai Town Panchayat – Survey Numbers: 291/2A, 291/2B, 291/3A1E and 291/3A1D – Site Extent: 0.57 Acres or 2300.00 Sq. m – Technical Concurrence issued

Ref :

1. On 01.07.2024, Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Online Application Form was received through Online Application Number: 59L5SLZN.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/L6XOO7BV/25240/2024/TCP and RPT/59L5SLZN/29880/2024/TCP on 18.04.2024 and 12.07.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/1715/2024 on 08.04.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Letter, Gift deed (Local Body) document no: 1441/2024, Dated: 28.06.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Scrutiny Fee Receipt, Dated: 01.07.2024.
15. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Demand Payment Request Letter from DTCP, dated: 19.07.2024
16. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Centage Fee and Display Board Payment Receipt, dated: 26.07.2024.
17. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Flag Day Fund Receipt, dated: 11.07.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi Development Charge Receipt, dated: 09.07.2024.
25. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi OSR Payment Request Letter from DTCP, dated: 12.07.2024.
26. Applicant's Mr. S. Yokesh and Mrs. S. Lakshmi OSR Payment Receipt, dated: 18.07.2024.
With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Kalavai Taluk, Kalavai Town Panchayat/Village comprised in the Survey numbers: 291/2A, 291/2B, 291/3A1E and 291/3A1D with an extent of 0.57 Acres or 2300.00 Sq. m.

Body:

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas:
Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights
from the applicants. After collecting the necessary fees, the final layout sketch, permit of planning authority along with
approval of Local Body shall be issued to the applicant 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 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 concerned local body must issue the final approval after
transfer of earmarked road areas survey number, 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 plot. 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 competent court. The Directorate of Town and Country Planning Department is not the right
organization to decide this.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 3459.00, Dated: 01.07.2024.
Centage Fee - Rs. 5000.00, Dated: 26.07.2024.
Display Board Charges – Rs. 10000.00, Dated: 26.07.2024.
OSR Charges - Rs. 19934.00, Dated: 18.07.2024.
Flag Day Fund - Rs. 3000.00, Dated: 11.07.2024.
Development Charges - Rs. 3450.00, Dated: 09.07.2024.
7. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot.
(Receipt Number: 2026032329880, Transaction ID- 11000355223686, Rs. 131668.00, Dated: 23.03.2026.
8. local body should collect the 3% Market Land Value as Land conversation charges.
E-challan No: 20251219019569, Rs. 4725.00, Dated: 19.12.2025, Indian Bank V-COLLECT- Bank Ref. No: 2025121904094594.
9. Kalavai Town Panchayat Resolution Number: 402/2024, Date 13.09.2024.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Ranipet
Date:2026.03.25 14:48:28