Layout Application - Final Approval Letter

Roc No: 55/2025 **Date:** 7/23/25 1:10 PM

From:

Village Panchayat

Village Panchayat Office, Salem Salai, Near MGR Statue, Pidagam Panchayat, Ulundurpet T.K, Kallakurichi D.T

To :

Nasrath, W/O Mujib Khan,
61 TVN Road, Ulundurpet,
Kallakurichi Dt

Online Application Number: XM35DFOP

Sir/ Madam,

Sub :

Layout Approval

Ref :

Layout Approval

Body:

From :
Village Panchayat
Village Panchayat Office, Salem Salai, Near MGR Statue, Pidagam Panchayat, Ulundurpet Tk, Kallakurichi Dt
Online Application Number: XM35DFOP/47329/2025
To :
Nasrath, W/O Mujib khan
61 TVN Road, Ulundurpet,
Kallakurichi Dt

Regarding To Layout Approvel

Sub :
Sir/ Madam,
Layout Approvel
Ref :
Roc No: 55/2025 Date : 04/07/2025
Online Application Number: XM35DFOP/47329/2025
Sir/ Madam,
Sub :
Residential Layout-Office of the Kallakurichi District Town and Country Planning-Kallakurichi District Ulundurpet Taluk- Ulundurpet Panchayat Union-Pidagam Panchayat and Village-Comprised in Survey Nos. 280/2A3B,2A4B,2B1A2 which have an extent of 0.95 Acres (3873 Sq.m) –Final Approval Reg,
Ref :
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Kallakurichi District- Ulundurpet Taluk- Ulundurpet Panchayat Union- Pidagam Panchayat and Village Comprised in Survey Nos .280/2A3B,2A4B,2B1A2 which have an extent of 0.95 Acres (or) 3873 Sq.m. In the continuation,
with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 7.10.2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on 30.09.2024. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/KALLAKURICHI/APPROVAL NO.91/2025 and enclosed with 8 sets of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, after the Patta is given by the Survey, it is requested to send a copy of the conditions to this office.
3. After the approval of the Panchayat President . It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.
6. As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the applicant has paid Guide Line Value.
Special Conditions
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 concern local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour concern Panchayat.

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 theReal Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

Body:

COPY TO

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor.
Gandhi Irwin Bridge Road,
Egmore, Chennai- 600008.
2. The Sub-Registrar,
Elavanasur Register Office,
Kallakurichi district.
3. The Assistant Director,
Survey Land Records,
Kallakurichi-606201.
4. The District Collector,
District Collectorate Office,
Kallakurichi District.
5. The Assistant Director (Panchayats),
Kallakurichi District.
6. The Tahsildar,
Ulundurpet Taluk,
Kallakurichi District.

Enclosure

1. Layout Original Map And Condition

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.07.23 13:10:43