Layout Application - Final Approval Letter

Roc No: ZJT5QWM7/2025/TCP

Date: 11/28/25 3:23 PM

From:

Village Panchayat

Panchayat Office Alathur, Thogaimalai

To :

Mrs.KOKILA K,
27/18,CHINNARADDIYAPATTI,
PORUNDALUR, KULITHALAI,
KARUR-621313.

Online Application Number: ZJT5QWM7

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No –ZJT5QWM7/2025/TCP–AlathurPanchayat&Village,Thogamalai panchayat Union, Kulithalai Taluk,Karur District S.F.No:167/1B– Extend of 3.16 acre (12800.00Sq.m)– Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No:143/2025Final order Issued reg.

Ref :

1. Application (Reference No: ZJT5QWM7) received through Single Window Portal From Mrs.KOKILA K, Dated:06.08.2025.

2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:08.09.2025.
3. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning, Chennai (Circular).
4.Gift Deed Document No:4545/2025& 4547/2025, Dated : 18.09.2025.
5. G.O.No.138, Housing and Urban Development Department , Dated:04.06.2004.
6. G.O.No.79, Housing and Urban Development Department , Dated:04.05.2017.
7. G.O.No.18 , Department of Municipal Administration and Water Supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated:31.01.2020 and G.O.No.181,Housing and Urban Development Department , Dated:09.12.2020.
8. G.O.No.141, Housing and Urban Development Department , Dated:23.09.2020.
9.G.O.No.141, Housing and Urban Development Department , Dated:16.07.2022.

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Assistant Director Town and Country Planning Department Karur – Roc No – ZJT5QWM7/2025/TCP, Dated:06.08.2025
12. Demand raised for payment of Layout Approval Fee and Layout inspection Fee respectively on 26/11/2025 .
13.Payment of Layout Approval Fee and Layout Inspection Fee received from the applicant respectively on .27/11/2025
14. ALATHURVillage / Panchayat Resolution No.121/2025-2026, Dated:30.10.2025

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No:ZJT5QWM7/2025/TCP) to an extent of12800.00sqm. In the land bearing S.F.No.167/1BofAlathurPanchayat&Village,Thogamalai panchayat Union, Kulithalai Taluk,Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.143/2025) Final order issued

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any personwishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authorityto decide on this.
2. As envisaged under 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 anyReal Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.
3. The fees/charges collected from the applicant are as follows:

Layout Approval Fees:Rs.2,33,466.00/-
Layout inspection Fees: Rs.5,000.00./-

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Karur
Date:2025.11.28 15:23:42