Layout Application - Final Approval Letter

Roc No: 09/2024-2025 Date: 3/19/25 3:32 PM

From:

Village Panchayat

Panchayat Office, Aandankovil Puthur, Andankoil (Post), Karur-639002

To :

C MUTHURAJA AND ARJUNRAMASAMY
No.82/2, 2nd Street,Suriyampalayam,
Thiruchengode, Namakkal District-637209.

Online Application Number: D692WAKS

Sir/ Madam,

Sub :

Residential Sub Division – Assistant Director of town and country planning – Karur - Comprised in S.F.NO.2396/2, 2397/2 & 2398/1 Andankovil East Panchayat/Village – Thanthoni Panchayat Union - ManmangalamTaluk - Karur District - Extent : 0.3503 Acre(1418.00Sq.m) – Concurrence / Final Approval clearance issued – forwarded for futher.

Ref :

1. Application (Reference No: D692WAKS) received through Single Window Portal from Mr.C.Muthuraja and ArjunRamasamy, Thiruchengode, Dated: 26.12.2024.
2. Assistant Director of Town and country planning, Karur ROC No. D692WAKS /2025 /TCP. (Planning Permission issued on dated:12.02.2025.)
3. Circular from the Director of Town and Country Planning,Roc No.19799/202, Dated:24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
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, Housing and Urban Development Department, Dated:09.12.2020.
9. Government Letter No.19113/Nov 4 (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. Demand Payment Request Letter, Dated: 23.01.2025 & 27.01.2025 (requiring payment of OSR fee & Centage Fee, Development fees).
13. Applicants Mr.c Muthuraja and ArjunRamasamy, Tiruchengode, Letter, Dated:25.01.2025 & 07.02.2025 (Payment of Centage fee & Development Fees)
14. Circular from the Director of Town and Country Planning , Roc No.4367/2019/TCP2, Dated: 14.10.2019

Body:

Body:
With reference to the 1st cited letter,applicant has requested for the approval of Residential of Sub Division in, Comprised in S.F.No. 2396/2, 2397/2 & 2398/1 of Andankovil East Panchayat / Village, Thanthoni Panchayat Union, Manmangalam Taluk, Karur District – Extend: 0.3503 Acre (1418.00 Sqm) – Concurrence / Final Approval Letter.
SPECIAL CONDITIONS:
1. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after of earnmarked road, Park areas S.F.No sub-division in favour concern local body.
2. The Tamilnadu 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.
3. 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 entiltlement to development is verified in the documents submitted with the applicant applications (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 Country Planning Department is not the right organization to decide this.
4. I requested to send the approved residential site map to the concerned registration department office and land survey department for information and appropriate action.
5. It is requested to send acknowledgement of receipt of receiving Maps and Proceedings Orders.
6. As per circular cited in 12th ,it is requested to send the proceeding orders and maps to the concerned Thasildar in Tamil nilam website Special Conditions.
7. As per TNCDBR-2019 the following fee and charges are collected follows: Thanthoni Panchayat Union, Karur District.

Village

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2025.03.19 15:32:51