Layout Application - Final Approval Letter

Roc No: 01/2026-2027-2262266

Date: 5/18/26 12:34 PM

From:

Village Panchayat

Thokkavadi

To :

Mr. M.Gunasekaran, Mr.M.Ramesh,
Mr.N.Sengottuvel & Mr.P.Vadivel,
D.NO 3/279,Kumaramangalam,
Kuditheru,
Mandagapalayam,
Thiruchengode,
Namakkal- 637 212.

Online Application Number: 8USDYV97

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
0.93 Acres or 3750.00 Sq.m. in S.F.No.109/19A1B– Thokkavadi Village & Panchayat - Tiruchengode Panchayat Union-
Tiruchengode Taluk - Namakkal District - Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr. M.Gunasekaran, Mr.M.Ramesh, Mr.N.Sengottuvel, & Mr.P.Vadivel, Namakkal District Online Application Ref No:
8USDYV97 (F.No.60720),
Dated.05.02.2026.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. . (Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No:
NKL/8USDYV97/60720/2026/TCP (Road pattern
issued on dated: 09.03.2026).
6. Applicants Mr. M.Gunasekaran, Mr.M.Ramesh, Mr.N.Sengottuvel, & Mr.P.Vadivel, Namakkal District Online Application Ref No:

8USDYV97 (F.No.60720), Gift deed
document No: 2317/2026 (LOCAL BODY), & 2318/2026 (TANGEDCO), Dated: 12.03.2026.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II,
Section 2,
Dated. 10.07.2024].
16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. G.O.(Ms).No.155, Housing and Urban Development [UD4(1)] Department, Dated: 08.10.2025.
18. The Block Development Officer, Tiruchengode BDO Office vide letter Roc.No.4727/2025/T1,dated.22.01.2026.
19. This Office Online Demand Payment Request Letter, dated:09.03.2026 & 26.03.2026. (Requiring payment of OSR Charge,
Centage Fee, Development Charge&Sub
Division Charges).
Ref :
20. Applicants Mr. M.Gunasekaran, Mr.M.Ramesh, Mr.N.Sengottuvel, & Mr.P.Vadivel, Namakkal District Online Application Ref
No: 8USDYV97 (F.No.60720),
Dated.24.03.2026 & 09.04.2026. (Payment of OSR Charge, Centage Fee, Development Charge &Sub Division Charges).

Body:

The application seeking Technical Clearance for the proposed formation of residential layout to an extent of 0.93 Acres or
3750.00 Sq.m. in S.F.No.109/19A1B,
Thokkavadi Village & Panchayat, Tiruchengode Panchayat Union, Tiruchengode Taluk, Namakkal District was processed as per
rules prevailing and after perusing the
records and after conducting inspection. The applicant was directed to handover the portion of land earmarked for roads & public
purposes meant for local body and
TANGEDCO vide under reference 5th cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of
charges such as OSR Charge, Centage
charge, Development Charge & Sub Division Charges vide under references 20th cited above, the Technical Concurrence is
issued to the said layout subject to the
following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 67/2026.The approved layout
Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited
above to The Special Officer,
Thokkavadi Panchayat, Tiruchengode Panchayat Union, Tiruchengode Taluk, Namakkal District and it has been forwarded with it
for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3. After the approval of the local body, 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 acknowledgement 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 Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 10th cited above.
1. a) 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(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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the
EWS plots are not sold after more than 3
years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should
be applied in appropriate permission for
amalgamation of EWS plots.
3. With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of
earmarked road S.F.No sub-division in
favour concern local body.
4. 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
5. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously
6. 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 conversion
charges, before issuing the final approval
7. 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)
8. 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.
9. As per G.O.155 Housing and Urban Development Department, dated: 08.10.2025, Layout (Plotted Development)
Requirements. - Telecom utilities in layout shall be
as given below:-
a. Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges
of the layout roads in order to
accommodate telecommunication cable.
b. The layout plans shall clearly indicate the telecom as Utility Infrastructure line."
10. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.5625.00/- Dated.05.02.2026.
OSR Charge : Rs.314226.00/- Dated.24.03.2026.
E-Challan No. 20260324033761
Centage Charges : Rs.6000.00/- Dated. 09.04.2026.
E-Challan No. 20260409013081
Development Charges : Rs.7500.00/- Dated. 09.04.2026.
Sub Division Charges : Rs. 8000.00/- Dated. 09.04.2026.
Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by the District
Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also,
only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone
as per TNCDBR - 2019 should be
allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the approved
Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission
from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding the
right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy

of proof (gift deed document) of
handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall be permanently
published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board
along with the details of resolution
number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted on
the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation where the
Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by the
District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be
compulsorily provided to the purchasers
while selling plots for sale.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.05.18 12:34:43