Layout Application - Final Approval Letter

Roc No: N6V5A8XM

Date: 6/25/25 4:36 PM

From:

Village Panchayat

Panchayat Offce, Pallapalayam, Karur-639002

To :

Mythili A
W/o.Saravanan,Door No. 25 26 27 Arugampalayam South ,Vengamedu Inam Karur,Inam Karur,Karur,Karur,639006

Online Application Number: N6V5A8XM

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Pallapalayam Village, Village Panchayat/ Village, S.No:877/B1-of- Extent of 5301.00sqm

Ref :

1.Applicants Mr. Mythili A and Letter
2.Application (Reference No: N6V5A8XM) received through Single Window Portal from Mr.Mythili A
3.District Town and country planning Office,Karur District Letter No. N6V5A8XM.(Road pattern issued)
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. Pallapalyam Village Panchayat Office Demand payment for
i)Layout Approval Fees =14355.00
ii)Layout Inspection Fees 18000.00
10. Pallapalayam Village Panchayat Resolution No 32/ 25.06.2025

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Pallapalayam Village, Village Panchayat/ Village, S.No:877/B1-of- Extent of 5301.00sqm ,
Final order issued
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(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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No subdivision 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
Body:
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 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
Body:
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:

Signature valid
Village
Signed by: Village Panchayat President
Location:Karur
Date:2025.06.25 16:36:37