Layout Application - Final Approval Letter

Roc No: 03/2025-2026
UNJANAI

Date: 1/29/26 8:11 PM

From:

Village Panchayat

Unjanai

To :

Mr.K.Ajay Krishna,
D.No: 1/102, Alankadu Pudur,
Unjanai Village,
Kumaramangalam Post,
Tiruchengode Taluk,
Namakkal-637 205.

Online Application Number: RW7N999S

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
0.3025 Acres or 1225.00 Sq.m. in S.F.No:3/1B2A1A,1B2B1– Unjanai Village & Panchayat- Elachipalayam Panchayat Union
Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg

Ref :

1. Applicant Mr.K.Ajay Krishna, Namakkal District Online Application Ref No: RW7N999S (F.No. 56972), Dated.11.11.2025.
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. E4/12062/2025 [RW7N999S-34932], Dated: 19.11.2025.
(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/ RW7N999S/56972/2025/TCP (Road pattern
issued on dated:
11.12.2025).
6. Applicant Mr.K.Ajay Krishna , Namakkal District Online Application Ref No: RW7N999S (F.

No. 56972), Gift deed document No:
11553/2025 (LOCAL BODY) & 11552/2025 (TANGEDCO), Dated.13.12.2025.
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 Assistant Director, District Town & Country Planning Office Namakkal Office vide Online letter Roc.No.
NKL/QVG4X0VO/35326/2024,
Dated.02.01.2025.
19. This Office Online Demand payment Request Letter, Dated: 11.12.2025 & 19.12.2025. (requiring payment of OSR Charge,
Centage Fee,
Development Charge & Sub Division Charges).
20. Applicant Mr.K.Ajay Krishna , Namakkal District Online Application Ref No: RW7N999S (F.No. 56972), Namakkal District
Online
Application Ref No: HFJWJXQK (F.No. 54784), Dated. 18.12.2025,19.12.2025 20.12.2025. (payment of OSR Charge, Centage
Fee, Development
Charge & Sub Division Charges).

Body:

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO:
311/2025.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, Unjanai Panchayat, Elachipalayam 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
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)
7. 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.
8. 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
lsayout roads in order to accommodate telecommunication cable.
(b) The layout plans shall clearly indicate the telecom as Utility Infrastructure line."
9. If a low voltage power 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.
10.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.1838.00/- Dated.11.11.2025.
OSR Charge : Rs.34594.00/- Dated.18.12.2025.
E-Challan No. 2025121800905
Centage Charges : Rs.3000.00/- Dated. 20.12.2025.
E-Challan No. 20251219032460.
Development Charges : Rs.2450.00/- Dated. 19.12.2025.
Sub Division Charges : Rs.4000.00/- Dated. 19.12.2025.
Localbody Demand Fee : Rs.17000/- Dated. 28.01.2026
Market Value of 3% : Rs.14300/- Dated 28.01.2026
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
14. Final approval is given to the layout subject to the given conditions
*It Is Also Informed That Violation Of The Above Conditions Will Result In Cancellation Of Layout Approval

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.01.29 20:11:32