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நக.எண்.2140/2025/தி3

நாள் .23.06.2025

வட்டார வளர்ச்சி அலுவலகம்,

திருச்செங்கோடு வட்டாரம்.

கடிதக்குறிப்பு

பொருள் மனைப்பிரிவு - நாமக்கல் மாவட்டம் – திருச்செங்கோடு வட்டாரம் – ஓ.ராஜபாளையம் ஊராட்சி – சர்வே எண் 280/2B2, இல் 1,0668 ஏக்கர்(அ) 4319,00 ச.மீ பரப்பில் அமையும் மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டதில் 1,2450 ஏக்கர்(அ) 5040,00 சமீ என்பதற்கு பதிலாக 1,0668 ஏக்கர்(அ)4319,00 சமீ எனஉள்ளதால் திருத்தம் செய்து திருத்திய உத்தரவு வரப்பெற்றது - தகவல் தெரிவித்தல் – தொடர்பாக.

பார்வை

1. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், ஈப்பு அறை கட்டிடத்தின் முதல் தளம், மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம், நாமக்கல் அவர்களின் நக.எண்.14-3/2025 நாமா, நாள்.05,.06.2025
2. திரு.ஆர்.தங்கவேல், மற்றும் திரு.எம்.தங்கவேல், 47/1குடித்தெரு, கூட்டப்பள்ளி, திருச்செங்கோடு தாலுக்கா, நாமக்கல் என்பவரின் விண்ணப்பம் நாள்.10,06,2025

****

பார்வை (1) இல் காணும் கடிதத்தின்படி, நாமக்கல் மாவட்டம், திருச்செங்கோடு வட்டாரத்திற்குட்பட்ட ஓ.ராஜபாளையம் ஊராட்சி சர்வே எண் 280/2B2, இல் 1,0668 ஏக்கர் (அ) 4319,00 ச.மீ பரப்பில் அமையும் மனைப்பிரிவிற்கு இணையதளம் மூலம் NKL/DTCP/NAMAKKAL/LAYOUT NO.39/2025- நாள்.18.02.2025 என எண்ணிட்டு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டதில் 1,2450 ஏக்கர்(அ) 5040,00 ச,மீ என்பதற்கு பதிலாக 10668 ஏக்கர் (அ) 4319.00 சமீ என உள்ளதால் திருத்தம் செய்து திருத்திய கடிதம் வரப்பெற்ற விவரத்தை விண்ணப்பதாரருக்கு இதன் மூலம் தெரிவிக்கப்படுகிறது.

ஒம்/- ஆ.சுரேஷ்,
வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)(பொ),
திருச்செங்கோடு வட்டாரம்.

// உண்மை நகல்//

துணை வட்டார வளர்ச்சி அலுவலர் (ஊராட்சிகள்)

பெறுநர்-

திரு.ஆர்.தங்கவேல்,
எம்.தங்கவேல்,
47/1குடித்தெரு,
கூட்டப்பள்ளி,
திருச்செங்கோடு தாலுக்கா,
நாமக்கல்..

Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 3/17/25 11:07 AM

From:

Village Panchayat

O. rajapalayam

To :

1. Mr.R.Thangavel and Mr.M.Thangavel,
D.NO. 47/1,Koottapalli,
Thiruchengode,
Namakkal-637 214.

Online Application Number: Q8SLXK8S

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.0668 Acres (or) 4319.00 Sq.m in S.F.No:280/2B2 – O.Rajapalayam Panchayat Village & Panchayat – Tiruchengode Panchayat
Union – Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.R.Thangavel and Mr.M.Thangavel, Namakkal District Online Application Ref No: Q8SLXK8S (F.No. 40529),
Dated.29.01.2025.
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. E4/36/2025, Dated:20.01.2025.[Q8SLXK8S-18798].(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/ Q8SLXK8S/40529/2025/TCP (Road pattern
issued on dated: 29.01.2025).
6. Applicants Mr.R.Thangavel and Mr.M.Thangavel, Namakkal District Online Application Ref No: Q8SLXK8S (F.No. 40529), Gift
deed document No:

1345/2025 (LOCAL BODY) &1348/2025 (TANGEDCO), Dated: 12.02.2025.
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. The Block Development Officer, Tiruchengode BDO Office vide letter Roc.No.170/2025/T3, Dated.28.01.2025.
18. Demand payment Request Letter, Dated: 07.02.2025 & 13.02.2025. (requiring payment of OSR Charge, Centage Fee ,
Development Charge & Sub
Division Charges).
19. Applicants Mr.R.Thangavel and Mr.M.Thangavel, Namakkal District Online Application Ref No: Q8SLXK8S (F.No.
Ref :
40529), Dated.013.02.2025 &
18.02.2025. (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: 39/2025.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, O.Rajapalayam Panchayat 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 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 8thcited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying
improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as
assessed by the authority
concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has
laid tar road, provided other
amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards
prescribed by the local
body in the case of other than corporation/municipalities.
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 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.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously.
5. 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)
6. 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.
7.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.7560.00/- Dated.29.01.2025.
OSR Charge : Rs.79704.00/- Dated.13.02.2025.
Centage Charges : Rs.8400.00/- Dated.18.02.2025.
Development Charges : Rs.10080.00/- Dated. 18.02.2025.
Sub Division Charges : Rs.11200.00/- Dated. 18.02.2025.
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:2025.03.17 11:07:17



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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