Layout Application - Final Approval Letter

Roc No: 34/2025 **Date:** 9/2/25 2:25 PM

From:

Village Panchayat

village panchayat office, Vengur Village & Post, Tirukoilur Taluk, Kallakurichi District

To :

RAVICHANDIRAN,
25 KANAKKUPILLAI STREET ,THIRUKOVILUR ,
Tirukovilur N

Online Application Number: J3CSGD9H

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District- Thirukovilur Taluk, Thirukovilur Panchayat Union, —Vengur Village / Panchayat – Comprised in
Survey No: 169/4A have an extent of 1.39Acre (or)5650.00 Sq.m Final order issued

Ref :

1. Applicant:Mr. RAVICHANDIRAN, Online Application Number: J3CSGD9H /46844/2025,date:04.06.2025.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 05.06.2025.
3. The Joint Director Agriculture Noc, Letter No:mu.mu A1/3028/2025, Dated; 02.06.2025,
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr. RAVICHANDIRAN Letter, Gift deed (Local Body &EB) document no:3726 /2025,dated:16.06.2025
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(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. Centage Fee & Osr fee Request Letter, dated: 23.06.2025 & 05.06.2025.
15. Applicant RAVICHANDIRAN,Centage Fee & Osr fee Receipt dated: 23.06.2025 & 24.06.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

Body:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule
No.11 of the following aspects
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural
Engineer on record as the case may be, shall be responsible for defects in the design.
d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the
map approved by the Town and country Planning Department shall not be done without the
prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the
fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for
public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the
road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not
exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on
the land in the subdivision, permission for each building must be obtained from the Town
and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is
any problem regarding the right of land for the layout, the local body should consider and
take a decision.
b)When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this
authority. Evidence of handing over of public spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from
the local authority, the approved layout plan shall be permanently published at the location
where the layout has been approved without any change/omission through a permanent information board at the entrance of the
layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted
that no right can be asserted on the ground that a layout has been approved for a place

where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if
there is a situation where the planning permission/concurrence approval for the layout may
be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be
compulsorily supplied to the purchasers while selling the plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled
without any prior notice and action will be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout
approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant
Copy To

The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008,

1. The Sub-Registrar,
Thirukovilur Sub-Registrar Office,
Kallakurichi District,

2. The Assistant Director,
Survey Land Records,
Kallakurichi – 606201,

3. The District Collector,
District Collectorate Office,
Kallakurichi District,

4. The Tahsildar,
Thirukovilur Taluk,
Kallakurichi District,

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.09.02 14:25:51