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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 2/13/25 9:20 PM

From:

Village Panchayat

Manthiyoor

To :

MURUGESAN AND RAMESH AND ESAKKIPANDI
2/69 D VANIKAR STREET,POTTALPUDUR,TENKASI TALUK.,Pottalpudur,Tenkasi,Tenkasi,627423
Ph-9443582865

Online Application Number: P04FK5LF

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning office - Tenkasi District - Tenkasi Taluk- Kadayam Panchayat union –
Manthiyoor Panchayat - Ravanasamuthiram Village - S.No- 377/2, 378/1,378/2, 379A/1, 379A/2A, 408/1A1, 408/2A1, 409/1A1,
409/2A, 409/2C an extent of 35358.0 sqm (8.73 Acres) - Technical clearance issued forwarded for applicant.

Ref :

Thiru. Murugesan and others online Application No. P04FK5LF dated 25.07.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tenkasi District,
Tenkasi Taluk, Kadayam Panchayat union, Manthiyoor
Panchayat, Ravanasamuthiram Village, S.F.No. S.No- 377/2, 378/1,378/2, 379A/1, 379A/2A, 408/1A1, 408/2A1, 409/1A1,
409/2A, 409/2C an extent of 35358.0 sqm (8.73 Acres)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the
District office on 13.02.2025 Further the Applicants

Thiru. Murugesan and others has gift deed the road, road splay areas, Public Purpose and Park to the local body through
Doc.No.4207/2024 on 24.10.2024. Hence, this residential
layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/ 42 /2024 and
enclosed with 2 set of original maps and gift deeded
documents 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 acknowledgment 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
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 sub-division 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
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 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.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Tenkasi
Date:2025.02.13 21:20:25



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Zoning & Land Use Analysis

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