Layout Application - Final Approval Letter

Roc No: 02/2026 **Date:** 3/17/26 3:03 PM

From:

Village Panchayat

ALAPAKKAM PANCHAYAT OFFICE, ALAPAKKAM, NEMILI TALUK.

To :

Mr.R.Kumaragurunathan,
No.08, Adisonpettai Street,
Kanchipuram Town,
Kanchipuram District – 631501.

Online Application Number: AIERETCS

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Nemili Taluk – Kaveripakkam Panchayat Union – Alapakkam Panchayat/Village - Survey Numbers: 44/1B2B, 51/10A2 and 51/10A3 – Site Extent: 1.775 Acres or 7185.00 Sq.m – Final Order –Regarding.

Ref :

1. On 29.12.2025, Applicant Mr. R. Kumaragurunathan Online Application Form was received through Online Application Number: AIERETCS.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No: RPT/AIERETCS/59377/2026/TCP on 06.01.2026.
3. The Joint Director, Agriculture Department, Ranipet District had issued Dry Land NOC through Letters No. D.Dis.No.A2/6473/2025, Dated:13.11.2025.
4. Circular from the Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. R. Kumaragurunathan Gift deed (Local Body) document no: 195/2026, Dated: 13.01.2026.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16,Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development

Department, Dated: 30.08.2017.
11. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
13. Applicant Mr. R. Kumaragurunathan Scrutiny Fee Receipt, Dated: 29.12.2025.
14. Applicant Mr. R. Kumaragurunathan OSR Fee and Demand Payment Request Letter from DTCP, dated: 06.01.2026 and 22.01.2026.
15. Applicant Mr. R. Kumaragurunathan OSR Fee, Centage Fee, Development Charge & Display Board Payment Receipt, dated:21.01.2026 and 25.01.2026.
16. Applicant Mr. R. Kumaragurunathan OSR Fee and Demand Payment Request Letter from Local Body Panchayat, dated: 06.03.2026 and 07.03.2026.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:13.03.2019,14.10.2019, 05.02.2020 and 14.08.2021.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: Ref : 7963/2022/TCP2, Dated: 11.04.2023.
19. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
20. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
21. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
22. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Nemili Taluk, Kaveripakkam
Panchayat Union, Alapakkam Panchayat/Village of comprised in Survey Numbers: 44/1B2B, 51/10A2 and 51/10A3 with a Site Extent of 1.775 Acres or 7185.00 Sq.m.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director of District Town and Country Planning Office, Ranipet on 06.01.2026. Further the Applicant Mr. R. Kumaragurunathan has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The Panchayat President, Alapakkam Panchayat on 13.01.2026 vide gift document no. 195/2026. Hence, this layout has been approved with below conditions.

Body:

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 applicant. 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 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number,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 plot. 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 entitlement to development is verified in the documents submitted with the applicant 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. With reference to the 7th and 8th cited Government orders, “The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local Page 3 of 4 body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later”.
7. 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.
8. With reference to the 10th and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in Favor of concern local body.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 10778.00, Dated: 29.12.2025.
(Receipt Number: 2025122959377, Transaction ID: 4949516533029).
Centage Fee - Rs. 16500.00, Dated: 25.01.2026.
(Challan Number 20260125002106 Challan Date 25-Jan-2026 Payment Date 25-Jan-2026).
Display Board Charges – Rs. 10000.00, Dated: 25.01.2026.
(Receipt Number: 2025122959377, Transaction ID: 7256377945128).
Development Charges – Rs. 14600.00, Dated: 25.01.2026.
(Receipt Number: 2025122959377, Transaction ID: 7256377945128).
OSR fee charges - Rs. 403013.00, Dated: 21.01.2026.
(Challan Number 20260121023000 Challan Date 21-Jan-2026 Payment Date 21-Jan-2026).
10.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017,
Local body collected Rs.1000 as scrutiny fee for layout Approval fees 44 plots Rs 44000/- layout inspection fees Rs.5000/- through Online on 06/03/2026, and 3% Market Land Value as Land conversion charge Rs.22000/- is collected from the Applicant through Online Challan Number

2026030759377 dated
07-03-2026

11. Hereby Final approval of the layout is accorded for the 44 plots in layout in S F NO. 44/1B2B, 51/10A2 and 51/10A3

Site Extent: 1.775 Acres or 7185.00 Sq.m in Alapakkam Village (L.P. / D.T.C.P. (RPT) No. 07/2026 by DTCP).

12.As per the Alapakkam panchayat president Resoultion No.113 date:13/03/2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.03.17 15:03:17