Layout Application - Final Approval Letter

Roc No: 288 / 2025

Date: 11/21/25 12:15 PM

From:

Village Panchayat

Kolappalur

To :

Mr.Venkatesan.S,
No: 618, Karpaga Vinayagar Kovil Street,
Chetpet,
Kolappalur,
Tiruvannamalai- 632313.

Online Application Number: 6SYQULBS

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai district - Chetpet Taluk, Peranamallur
Panchayat Union, Chetpet Village / Panchayat, S.F.No.347/11A, 348/4A1, 348/4A2, 348/5A, 348/5B, 348/6 - extent of 0.91.25
Hectare (2.24 acres) - Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr. Venkatesan.S Letter, Dated: 27.03.2025.
2.District Town and country planning Office, Tiruvannamalai District Letter No. 6SYQULBS/2025/TVM. (Road pattern issued on
dated: 09.04.2025).
3.Joint Director Agriculture department, Letter No.E3/9184/2024, Dated:07.03.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5.Applicant Mr. Venkatesan.S Letter, Dated:21.04.2025. (Gift deed document no:1377/2025, dated:17.04.2025).
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 WaterSupply,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.Demand payment Request Letter, Dated:21.04.2025. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline
Value Fee, Development Charge,
Subdivision Charge and Flag Day Fund).
Ref :
15.Applicant Mr. Venkatesan.S Letter, Dated:06.05.2025. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value
Fee, Development Charge, Subdivision
Charge and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Resolution No:96 / 05.11.2025

Body:

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 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

conditions:-
1. Alteration of plot sizes, and further subdivision of plots contrary to the map approved by the town and Tiruvannamalai country planning department shall not be done.
2. The approved Layout plan and Other documents related to housing plots should be shown to the Kolappalur Executive Officer/ Kolappalur Village President on demand.
3. NO encroachment shall be made on allotted the government /Village panchayat public places and street.

4. G.o No :255 Department of Rural Development level (C2) - Dated : 18.8.1997. Individuals buy the residentail plots of land must obtain approval from the Kolappalur gram Pachayat for building plan approval a new house on their plots.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.11.21 12:15:01