Layout Application - Final Approval Letter

Roc No: 113/2024

Date: 9/12/25 12:43 PM

From:

Executive officer

1,Nalluoorani Thenkarai,Nerkuppai,Thiruppathur(Tk),Sivagangai(Dt),630405

To :

Thiru. S. Suresh Babu,
Plot No. 21, North Street,
Sinthupoondhurai,
Thirunelveli District

Online Application Number: X6N9WGSV

Sir/ Madam,

Sub :

Sivagangai District – Nerkuppai Town Panchayat – Ward No.1, Pariyamaruthupatti, Survey No.362/1A2, 1B,3A, 363/2A, 4A, measuring 19,775 sq.m, sub divided into 109 residential plots – Technical approval granted – “Marudha Viruksha Garden” – Regarding layout approval.

Ref :

1. Recommendation of the Sivangangai, District Town and country Planning Department officer, ROC. No.SWP-X6N9WGSV/2024/2024/TCP, dated 20.09.2024.
2. This office letter No dated on 19.08.2025.
3. Resolution passed by Nerkuppai Town Panchayat council Resolution No.59/2025, dated 11.09.2025.
4. Related documents

Body:

Based on the recommendation of the Sivangangai, District Town and country Planning Department officer, regarding the land in Ward No.1, Pariyamaruthupatti, Survey Nos. 362/1A2, 1B3A, 363/2A, and 4A, measuring 19,775 sq.m, and considering the Nerkuppai Town Panchayat Council Resolution, technical approval is hereby granted for the subdivision of the said land into 109 residential plots under the name “Marudha Viruksha Garden”.
This approval is granted subject to the conditions laid down by the authorities, including compliance with rules, regulations, and layout guidelines. The plots can be sold and

registered only after fulfilling the conditions specified.
Accordingly, technical approval for the subdivision of 109 plots has been issued, and the details are recorded in the approval register.
1. As per the recommendation of the Sivangangai, District Town and country Planning Department officer, ROC.No.SWP-X6N9WGSV/2024/2024/TCP, dated 20.09.2024, the conditions prescribed therein must be strictly followed.
2. Before granting building permission, the developer must transfer the roads and open space reservation (OSR) areas earmarked in the layout to the local body by executing a registered gift deed, free of cost.
3. In the approved layout area: No plot shall be used for purposes other than residential.The earmarked plots for public purposes (roads, parks, OSR, etc.) shall be used only for those purposes. No residential building shall be constructed in areas meant for public purposes. All such earmarked areas must be handed over to the local body before the registration of house sites.
4. The minimum road width within the layout must be as follows: Internal layout roads shall not be less than 7.2 meters (24 feet). For roads exceeding 12 meters width, service lanes of 3.0 meters must be provided. The layout must comply with the Development Control Regulations prescribed by the Director of Town and Country Planning. As per these rules, for a population of 1,800 (approx. 240 houses), adequate road width and connectivity to the main road must be provided.
5. Setbacks (open space around each plot/building): Every plot must maintain the required side and rear setbacks as per planning rules, and no encroachments will be permitted.
6. For corner plots: Proper corner cuttings (splay) must be provided for road visibility and safety.
7. Minimum plot size: No plot less than 50 sq.m and more than 67% coverage shall be approved. Buildings shall not be constructed violating this condition. Construction must comply with the Tamil Nadu Town and Country Planning Act and allied rules.
8. Foundation work: No foundation work shall be started without obtaining prior approval from the authorities. Foundations laid without such permission will be deemed unauthorized and action will be taken.
9. In the open space reservation (OSR) area, trees must be planted at intervals of 9.00 meters, and shade-giving trees must be planted at intervals of 1.00 meter along the boundary.
10. Before constructing any buildings in the approved layout, prior permission must be obtained from the local body.
11.Shops earmarked in the approved layout must only be used for shops. Residential buildings must not be constructed on such shop plots, and shop plots should not be used for residential purposes.
12. Temples, prayer halls, or places of worship shall not be constructed in the areas earmarked for shops. Such earmarked plots should only be used for the specified purposes.
13. For parks, public use, burial grounds, or cremation grounds, the earmarked sites must be handed over to the Panchayat/Local Body without fail. The Local Body must maintain these facilities permanently.
14. Encroachments on the layout's roads, public streets, public paths, open spaces, or parks by compound walls, gates, or other obstructions must be removed before final approval of the layout.
15. The developer/promoter must hand over all roads and Open Space Reservation (OSR) areas to the Local Body through a registered gift deed after proper development. The roads must be formed and blacktopped as per specifications. If the developer fails to do so, the Local Body may carry out the works and recover the expenses. The developer must also register this project under the Real Estate Regulatory Authority (RERA) and provide proof of such registration.
16. As per the Tamil Nadu Town and Country Planning Act, 1978, layout approval does not in any way confer building approval. Any construction must comply separately with the Act and its rules.
17. After approval, the developer must erect a permanent display board of size 6' x 4' at the site, showing the layout approval number, date, and details, and it must be maintained permanently.
18.When selling or advertising the approved plots, the developer must clearly mention the approved layout number and date in all sale deeds and advertisements. If not, it will be considered a violation, and necessary action will be taken against the developer under relevant rules before registration of plots.

Details of the Approved Layout
Total Extent of Land -19775 sq.m
Number of Plots-109
Reserved Areas:
1. For Roads and Passages -7555.74 sq.m

2.Park-1397.10 sq.m
3. Open Space Reservation (OSR)-74.84 sq.m
4. Public Purpose & Common Facilities-74.84 sq.m

Enclosure: Final approval layout diagram

Copies are submitted to:

1. District Town Planning Officer, Sivagangai.
2. Assistant Director (Town Panchayat) Sivagangai Zone, Sivagangai.
3. Sub Registrar, Sub Registrar office, Ponnamaravathi.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Sivagangai
Date:2025.09.12 12:43:50