Layout Application - Final Approval Letter

Roc No: 01/2026 Dated 02.02.2026

Date: 2/2/26 9:04 PM

From:

Village Panchayat

Sivan Kovil Street Near by Thirunavalur & PO Ulundurpet TK Kallakurichi DT

To :

B.THIRUGNANAM,
S/O BALASUBRAMANIAM,
NO.141 THIRD CROSS STREET ,
HEALTH DEPARTMENT STAFF QUARTERS.
PUDUCHERRY.

Online Application Number: K3KIIQIJ

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District- Ulundurpet Taluk – Thirunavalur Panchayat union – Thirunavalur Village / Panchayat, – Comprised in Survey No: 164/2A,2B1,2B2,25,26,have an extent of 4.99 Acre (or)20200.00 sq.m–Grant of Final Approval By Thirunavalur Village Panchayat Forwarded for further action-Reg.

Ref :

1. Applicant:Mr.B.THIRUGNANAM,Online Application Number: K3KIIQIJ/50818/2025,date: 22.07.2025.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 31.07.2025.
3. The Joint Director Agriculture Noc, Letter No:mu.mu A1/4483/2025, Dated; 28.07.2025,
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr.B.THIRUGNANAM, Gift deed (Local Body &EB) document no: 2407/2025,dated:13.08.2025.
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 Request Letter, dated: 19.08.2025.
15. Applicant Mr. B.THIRUGNANAM,Centage Fee Receipt dated: 20.08.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17. Government of India National Monuments Authority Competent Authority (Tamil Nadu), F.No.4/NMA/CA(TN)/2024-25/39, Dated 03-07-2025 (Archaeological Survey of India)
18. Assistant Director, Town and Country Planning Department (Planning Permission), KallakurichiK3KIIQIJ /50818/2025/2025/TCP Dated: 20/08/2025,
19. Thirunavalur Village Panchayat Resolution No. 122/2025 Dated 24.12.2025

Body:

As per the order of the Assistant Director of Town and Country Planning Department (Planning Permission), Kallakurichi K3KIIQIJ/50818/2025/2025/TCP Dated: 20/08/2025. The applicant has requested approval for a residential layout in Kallakurichi District, Town and Country Planning, Kallakurichi District - Ulundurpet Taluk – Thirunavalur Panchayat union – Thirunavalur Village / Panchayat, – Comprised in Survey No: 164/2A,2B1,2B2,25,26,have an extent of 4.99 Acre (or)20200.00 sq.m Land use conversion fee of 3% amounting to Rs.272000/-, land survey and approval fee of Rs.120000/-, and inspection fee of Rs.5000/-, totaling Rs.397000/- (Rupees Three Lakhs Ninety Seven Thousand Only) was paid as per Order No. 79 dated 04.05.2017 of the Housing and Urban Development Department. Final approval for the subdivision of the residential land was granted by the local bodies vide Panchayat Resolution No. 122/2025 dated 24.12.2025, wherein technical approval has been granted for the plots including plot numbers 1 to 120, and the applicant's site is hereby certified.
The land for the roads to be handed over to the Panchayat and for the construction of a water tank and allocation to the Electricity Board has been transferred in the name of the Village Panchayat President. Applicant: B.THIRUGNANAM, Deed of Gift (Local Body & Electricity Board) Document No: 2407/2025, Date: 13.08.2025. Technical Approval No: ROC No: K3KIIQIJ/50818/2025/2025/TCP Dated: 20/08/2025. Issued by the Assistant Director of Town Planning, Kallakurichi, Kallakurichi District, Approval No. 121/2025. At the above-mentioned location, the proposed plots numbered 1 to 120, including the applicant's plot, named Sri Balasundarar Nagar, were approved and certified by the Thirunavalur Village Panchayat Council, and final approval was granted with the following conditions.

Conditions:
1. The permission granted by the competent authority, as per Rule No. 11 of TNCDBR 2019, does not imply responsibility or authorization for the following aspects:
a) Title or ownership of the plot or building. b) Easement rights. c) Structural reports, structural drawings and structural aspects, for which the registered architect or registered engineer and registered structural engineer, as the case may be, shall be responsible for any defects in the design. d) Workmanship, structural stability and use of materials. e) Quality of building services and building amenities. f) Other requirements or licenses or permissions required for the plot or premises or activity under various laws.
2. Alteration of plot sizes, road layouts, dimensions, common allocation sizes and further sub-division of plots, contrary to the layout approved by the Town and Country Planning Department, shall not be done.
3. The corners of plots located at the intersection of two roads shall be set out with the splay shown in the approved layout plan.
4. No plot shall be sold, leased or otherwise transferred, or any building constructed on any plot, until the above two conditions are fulfilled.
5. Any plot shown in the approved layout plan shall be used only for the construction of residential houses, except for plots earmarked for public purposes. Further, in places where a change of land use is sought, only those specified under residential use in TNCDBR-2019 shall be permitted by the local body only after obtaining prior permission from the Town and Country Planning Department. 6. If low voltage/high voltage electrical connections/telephone lines have been laid through the layout, they should be shifted to the edge of the road or as shown in the approved layout plan.
7. The vacant area of the layout should be raised to the street level.

8. In all streets wider than 7.2 meters, shade-giving trees should be planted continuously within 1.00 meter from the road boundary, at intervals not exceeding 9.00 meters.
9. The applicant must obtain approval for the layout from the concerned local authority. Before constructing any buildings on the land in the subdivision, permission must be obtained from the Town and Country Planning Department and the local authority for each building.
10. a) Since only technical approval has been granted for the above layout by the Town and Country Planning Department, any issues regarding land ownership for the layout should be considered and decided by the local body.
b) When the above layout is approved by the local authority, a copy of the approval authority's resolution should be sent to this office. Evidence of handing over the public spaces to the local body should also be attached.
11. Once the applicant obtains permission from the Town and Country Planning Department and approval for the layout plan from the local authority, the approved layout plan will be permanently displayed for public view at the layout site through a permanent information board at the entrance of the layout. It will also clearly specify the date and resolution number of the layout approval board.
12. Land ownership is considered based on the land ownership documents submitted by the applicant. Therefore, it is also argued that no claim can be asserted on the basis that a layout has been approved for a place where there is no actual land ownership. 13. If the certificates provided regarding land ownership and the documents submitted for consideration are found to be false, or if there is a situation that could affect the planning permission/approval for the layout, the technical approval granted for the layout will be cancelled by the Town and Country Planning Department without any prior notice.
14. When selling the plots of land, a copy of the plan approved by the Town and Country Planning Department and a copy of this order must be compulsorily provided to the buyers.
15. If any litigation is pending regarding the survey numbers where the layout is located, the approval granted for the layout will be cancelled without any prior notice, and action will be taken.
16. If any false information or irregularities are found in the documents submitted by the applicant, the technical approval for the layout will be cancelled by the Town and Country Planning Department without prior notice to the applicant.
17. If any aspect affecting water bodies is found in any circumstances due to the technical approval granted, it will be cancelled by the department without any notice to the applicant.
18. If any part of the layout area is identified at any point in the future as being under Panjami land or conditional patta, the technical approval will be cancelled by the Town and Country Planning Department without prior notice.

Copy to:

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NO.141 THIRD CROSS STREET ,
HEALTH DEPARTMENT STAFF QUARTERS.
PUDUCHERRY

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

2.Sub-Registrar,
Thirunavalur Sub-Registrar Office,
Kallakurichi District,

3.Assistant Director,
Land Survey Records,
Kallakurichi – 606201,

4.District Collector,
District Collector's Office,
Kallakurichi District,

5.Tahsildar,
Ulundurpet Taluk,
Kallakurichi District,

6.Block Development Officer,

Thirunavalur Panchayat Union,
Ulundurpet Taluk,
Kallakurichi District,

7.Assistant Director,
(Village Panchayat),
Kallakurichi - 606201.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2026.02.02 21:04:17