

Layout Application - Final Approval Letter



Roc No: 01/2025

Date: 9/9/25 6:43 PM

From:

Village Panchayat

Thengalpalayam

To :

Mr.S.Nandaganesh, Mr.N.Rajaganesh,
Mrs.V.Divya Shree, Mrs.G. Vinitha,
D.No.126/1, M S Kadu,
Karungalpatty,
Salem -636 006.

Online Application Number:

RAB7VQ3U

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.00 Acres (or) 4046.82 Sq.m in S.F.No: 44/4A2B1, 44/4A2B2, 44/5A1, 44/5A2- Thengalpalayam Village & Panchayat- Vennandhur Panchayat Union -Rasipuram Taluk - Namakkal District-Technical Concurrence issued - Final Approved - Reg.

Ref :

1. Applicants Mr.S.Nandaganesh, Mr.N.Rajaganesh, Mrs.V.Divya Shree,Mrs.G. Vinitha, Namakkal District Online Application Ref No: RAB7VQ3U (F.No.45649), Dated.05.05.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/4279/2025, Dated: 28.04.2025. [RAB7VQ3U -23431] (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/ RAB7VQ3U/45649/2025/TCP (Road pattern issued on dated: 20.05.2025).
6. Applicants Mr.S.Nandaganesh, Mr.N.Rajaganesh, Mrs.V.Divya Shree,Mrs.G. Vinitha, Namakkal District Online Application Ref

No: RAB7VQ3U (F.No.45649), Gift deed document
No: 3413/2025 (LOCAL BODY) & 3414/2025 (TANGEDCO), Dated: 29.05.2025.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:
13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government
Gazette No.28, Part-II,
Section 2,
Dated. 10.07.2024].
16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. This Office Online Demand payment Request Letter, Dated: 20.05.2025 & 22.07.2025. (requiring
payment of OSR Charge,
Centage Fee , Development Charge & Sub Division
Charges).
18. Applicants Mr.S.Nandaganesh, Mr.N.Rajaganesh, Mrs.V.Divya Shree,Mrs.G. Vinitha, Namakkal
District Online Application Ref
No: RAB7VQ3U (F.No.45649), Dated. 19.07.2025,
21.08.2025 & 25.08.2025 (payment of OSR Charge, Centage Fee, Development Charge & Sub Division
19.Land Conversion Fees Challan Number 20250909032090 Date -09.09.2025, Rs.163500/-
20.Demand Fees Receipt Number 2025090945649 Date -09.09.2025, Rs. 26500 /-

Body:

Order, 1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Namakkal District, issued to Namakkal District, Vennandur Panchayat Union – Thengalpalayam Panchayat, and Approving to an extent of 1.00 Acres (or) 4046.82 Sq.m in S.F.No: 44/4A2B1, 44/4A2B2, 44/5A1, 44/5A2– Thengalpalayam Village & Panchayat – 1 to 25 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO.214/2025. Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Namakkal District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Thengalpalayam Village Panchayat with the document no: 3413/2025 Dated: 29.05.2025 And document no:4240/2025 Dated :04.07.2025 registered at the Rasipuram Sub-Registrar Office, Namakkal.

3. According to the ordinance in Reference, of Layout Inspection Fees Rs. 1500 /- Payment Thengalpalayam Account number-1, Dated. 09/09/2025. Layout Approval Fees - Rs. 25000 /- Transaction ID : 11000297747651, Dated. 09/09/2025. Totally 26500 /- Therefore, Subject to Specific Conditions, Namakkal District, Vennandur Panchayat Union, Thengalpalayam Village Panchayat, extent of 1.00 Acres (or) 4046.82 Sq.m in S.F.No: 44/4A2B1, 44/4A2B2, 44/5A1, 44/5A2– Thengalpalayam Village & Panchayat 1 to 25 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions: 1.Namakkal District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. NKL/RAB7VQ3U/45649/2025/TCP, Dated. 29/08/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission

is issued to the above mentioned layout and the approval number is assigned as follows /DTCP/NAMAKKAL/LAYOUT NO.214/2025.

All the Special conditions mentioned must be strictly followed.

2.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6.Every plot deed registration should be accompanied by a copy of this layout approval map.

7.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.

9.Construction of high voltage / low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the localbody is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Copy to:

2.NAMAKKAL District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Namakkal.

3. Rasipuram Sub-Registrar, Namakkal District.

4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Namakkal.

5.The Assistant Director, Department of Land Survey and Records, Namakkal District.

6.Block Development Officer (VP), Vennandur Panchayat Union, Vennandur, Namakkal.

7.Panchayat Secretary, Thengalpalayam Village Panchayat Office, Vennandur Panchayat Union.

Thengalpalayam Roc No. 1/2025, Special Officer Vennandur , Namakkal District. District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No.

NKL/RAB7VQ3U/45649/2025/TCP, Dated. 29/08/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No : SWP/DTCP/NAMAKKAL/LAYOUT NO.214/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2025, Dt. 09.09.2025, Thengalpalayam Village Panchayat, is granted . Thengalpalayam Village Panchayat.



Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2025.09.09 18:43:03

