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Layout Application - Final Approval Letter

Roc No: 225923/2025-26 Date: 5/16/25 9:10 PM

From:

Village Panchayat

Main Road Seeyathamangai 609702

To :

Mr.PALANISAMY,
N0 38 IYYANAR KOVIL STREET,
Nagapattinam – 605013.

Online Application Number: 16IV08XX

Sir/ Madam,

Sub :

Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – Thirumarugal Panchayat
Union – Seeyathamangai Panchayat , valamangalam Village, S.F.No. 132/10 of NagapattinamTaluk, Nagapattinam district -
extent 1.73 Acre Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr. Palanisamy, Letter Dated:19.02.2025.
2. District Town and country planning Office, Nagapattinam District Letter No. 16IV08XX / 2025 / TCP (Road pattern issued on
dated: 10.03.2025).
3. District Collector, Nagapattinam Noc No. Ne.mu.1882/2021/u3, dated. 07.22.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr. Palanisamy, Letter Dated: 19.03.2025. (Gift deed document no.628/2025, dt.18.03.2025).
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
Ref :
14. Demand payment Request Letter, Dated.19.03.2025. (requiring payment of Centage Fee, Display Board Fee).
15. Applicants Mr. Palanisamy, Letter, Dated:20.03.2025. (Payment of Centage Fee, Display Board Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Nagapattinam District –
Thirumarugal Panchayat Union – Seeyathamangai Panchayat ,
valamangalam Village, S.F.No. 132/10 of NagapattinamTaluk, Nagapattinam district - extent 1.73 Acre forwarded to Director of
Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate
on 10.03.2025 Further the applicant Mr. Palanisamy, has gift
deed the road, road splay areas has been handed over to the Seeyathamangai Panchayat local body on 18.03.2025 Hence, this
residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (Nag) No.01/2025 and
enclosed with 2 set of original maps and gift deeded documents has
been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration
department office and land survey department for information
and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any
development the Executive Authority may wherever it is appropriate,
make adequate provision for the preservation or planting of trees, as may be specified.
On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and
within 1.00 meters of the road boundary and the Land Owner
developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.
7. Site Boundary is Different From FMB & Site Based on Applicant Affidavit As per site condition Issuing Layout Pattern if any
issue come applicant is to clear the problem.
Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the
necessary fees including the charges for providing amenities like
roads,storm water drains and street lights from the applicantsAfter 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, park 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

Village

Signature valid

Signed by: Village Panchayat President
Location:Nagapattinam
Date:2025.05.16 21:10:18



our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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