Layout Application - Final Approval Letter

Roc No: PA2-2025-2026

Date: 10/30/25 8:12 PM

From:

Village Panchayat

AVALNAICKENPATTI Panchayat Office Building
Avalnaickenpatti

To :

Mr. K MANOHARAN, Mr. P. MURALIDHARAN & Mrs .K .SUMATHI
D.No.51A6 , K.K.Nagar, Mohanur road,
Namakkal District -637001

Online Application Number: 8JB3Y6R9

Sir/ Madam,

Sub :

Residential Layout- The proposal for Residential Layout with an extent of 1.83 Acres (or)7400.00 Sq.m in S.F. No:28/2A2 & 2B – Avalnaickenpatty Panchayat & Village – Namakkal Panchayat Union -Namakkal Taluk - Namakkal District- Non Planning Area - Technical Concurrence issued - Final approved - Reg.

Ref :

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate MasterplanComplex,Namakkal ROC No 8JB3Y6R9/41712/2025/TCP /2025/TCP, Date-20.02.2025

Body:

As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 45/2025.
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. Here 34 plots Rs.34000/- collected to Avalnaickenpatti village panchayat SNA Account.
And under rule 9 concerned local body should collect
the 3% Market Land Value as Land conversion charges, Rs.8760/- Collected (Challan No 20251029031761). final approval Issued.
Layout Conditions

1. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
2.If there are water bodies within the plot, buildings should be constructed in a way that does not affect them.
3. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. The hollowed part of the layout should be raised to street level.
6. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00meters in succession of the road boundary.
7. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
8. The approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
9. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
10. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
11.If it is later discovered that any case is pending regarding the proposal. the approval given to the proposal will be cancelled without any prior notice and action will be taken.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.10.30 20:12:31