Layout Application - Final Approval Letter

Roc No: OHV6G7LT /40562/2025/TCP

Date: 7/2/25 5:27 PM

From:

Village Panchayat

Sellappampatti

To :

M BALAJI PRASAD AND THREE OTHERS,
Sellappampatti Village , Pudhuchathram ,
Namakkal Taluk, Namakkal District.
Online Application Number: OHV6G7LT /40562/2025/TCP

Online Application Number: OHV6G7LT

Sir/ Madam,

Sub :

Sir/Madam,

Sub :
Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.41 Acres (or) 9750.00 Sq.m in S.F.No: 34/2B, 4B2 & 35/4D - Sellappampatti Village & Panchayat – Pudhuchathram Panchayat Union – Namakkal Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Mr.M.Balaji Prasad and 3 others , Namakkal District Online Application Ref No: OHV6G7LT/ 40562/2025/TCP Dated06.01.2025.
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. E4/11586/2024, Dated: 14.11.2024. [R0Y96EQK-14761] (DryLand 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: OHV6G7LT/40562/2025/TCP (Road pattern issued on dated: 22.01.2025).
6. Applicant Mr.M.Balaji Prasad and 3 others , Namakkal District Online Application Ref No: OHV6G7LT/ 40562/2025/TCP gift Deed No . 333/2025 (Localbody) & 334/2025 (TANGEDCO) dated 31.01.2025
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 WaterSupply, 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.58, Housing and Urban Development [UD4(1)] Department, Dated: 05.03.2024.
17. G.O.(Ms).No.180, Rural Development and Panchayat Raj [PR-II(2)] Department, Dated: 05.12.2024.
18. Demand Payment Request Letter, dated: 22.01.2025 & 23.04.2025 &. (Requiring payment of Centage Fee , Development Charge & Sub Division Charges).

Body:

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for park, roads & public purposes meant for local body and TANGEDCO vide under reference 5th cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charge , Development Charge & Sub Division Charges vide under references 18th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO:100/2025.The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to Special Officer/Block Development officer , Sellappampatti Panchayat and it 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 acknowledgement 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 Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

As per G.O.(Ms).No.180, Rural Development and Panchayat Raj [PR-II(2)] Department, Dated: 05.12.2024 , it has been Requested to Collect per each plots Rs.1000 and local body should collect residential layout rate in sq.ft Rs.1 to 2 . All charges paid and the local body final approval order issued.

Copy to:
1.Assistant Director, District Town and Country Planning (DTCP),
Namakkal.
2.Block Development Officer(VP), Pudhuchathram Block,Namkkal(Dt)
3:Sub registrar, Pudhuchathram sub register office, Namakkal.

Signature Not Verified
Signed by: Village Panchayat President
Location:Namakkal
Date:2025.07.02 17:27:01