Layout Application - Final Approval Letter

Roc No: NKL/0ERD23VB/4665 3/2025/TCP

Date: 9/16/25 4:59 PM

From:

Village Panchayat

T kailasampalayam

To :

M/s Sivaguru Nagar represented by its Director Mr.R.Appavu,
D.No: 2/61, Odakadu Pudur,
Chittalandur Vazhi,
Nallipalayam Village,
Tiruchengode Taluk,
Namakkal District -637 201

Online Application Number: 0ERD23VB

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.20 Acres (or) 4858.00 Sq.m in S.F.No: S.No. 62/1A2A – No.58.Kailasampalayam Village & Panchayat-Tiruchengode Panchayat
Union – Tiruchengode Taluk - Namakkal District-Non Planning Area-Technical Concurrence issued - forwarded for further action -
Reg.

Ref :

1. Applicant M/s Sivaguru Nagar represented by its Director Mr.R.Appavu, Namakkal District Online Application Ref No:
0ERD23VB (F.No.
46653), Dated.04.06.2025.
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. E4/4936/2025 [0ERD23VB-24368], Dated:15.05.2025.(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/0ERD23VB/46653/2025/TCP (Road pattern

issued on dated:
12.06.2025).
6. Applicant M/s Sivaguru Nagar represented by its Director Mr.R.Appavu, Namakkal District Online Application Ref No:
0ERD23VB (F.No.
46653), Gift deed document No: 7188/2025 (LOCAL BODY) & 7189/2025 (TANGEDCO), Dated: 05.08.2025.
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. The Block Development Officer, Tiruchengode BDO Office vide letter Roc.No.2334/2025/T3, Dated.07.07.2025.
Ref :
18. This Office Online Demand payment Request Letter, Dated: 12.06.2025 & 11.08.2025 . (requiring payment of Centage Fee ,
Development
Charge & Sub Division Charges).
19. Applicant M/s Sivaguru Nagar represented by its Director Mr.R.Appavu, Namakkal District Online Application Ref No:
0ERD23VB (F.No.
46653), Dated.08.08.2025 & 12.08.2025 . (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 roads & public
purposes
meant for local body and TANGEDCO vide under reference 5thcited 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
OSR Charge, Centage charge , Development Charge & Sub Division Charges vide under references 19th 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:
201/2025.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 The Special Officer, No.58.Kailasampalayam Panchayat, Tiruchengode Panchayat Union 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.
Special Conditions:
As per the directions reference under 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under
10th cited above.
1. a) If the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing
amenities
like roads, storm water drains and street lights from the applicants after 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the
EWS plots are
not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department,
Dated:
31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.
3.With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of
earmarked road
S.F.No sub-division in favour concern local body.
4.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
5.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed
scrupulously

6. 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
conversion charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)
7. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has
not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's
entitlement to
development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any
person
wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute
arises
individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning
Department
is not the right organization to decide this.
8. If a low voltage power 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.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.10395.00/- Dated.02.06.2025.
OSR Charges :Rs.95798.00/- dated.11.08.2025.
E-Challan No.2025080802409
Centage Charges : Rs.9600.00/- Dated. 12.08.2025.
E-Challan No. 20250812029372
Development Charges : Rs.9716.00/- Dated. 12.08.2025.
Sub Division Charges : Rs. 12800.00/- Dated. 12.08.2025.
Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout
Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town
and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the
above two conditions.
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. 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.
6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.
8. 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.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, 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.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that
no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. 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.
13. 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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.09.16 16:59:01