Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. 9FUP0FDC/2025/TCP

Date : 31/07/2025

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Special officer/Block Development Officer (Village Panchayat),
Emoor Panchayat,
Thanthoni Panchayat Union,
Karur District .

Sir/ Madam,

Sub : Residential Layout – DTCP - Non Planning Area - Assistant Director of Town and Country Planning - Karur District - Comprised in S.F.No : 334/2B of Emoor Panchayat / Village, Thanthoni Panchayat Union - Karur Taluk - Karur District - Extent : 4.843 Acres (19600.00Sqm) – Concurrence / Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. R.THANGARAJU, Thanthonimalai, Letter, Dated: 24.06.2025.

2.Assistant Director of Town and Country Planning, Karur ROC No. 9FUP0FDC/2025/TCP, (Road Pattern issued on dated: 28.07.2025).
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant. Mr. R.THANGARAJU, Thanthonimalai, Letter Dated: 31.07.2025. (Local body Gift deed document no. 2899/2025 and 2900/2025 Dated:
29.07.2025).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7.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.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

13.Demand payment Request Letter, Dated: 31.07.2025. (requiring payment of Centage Fee & Development Fee).

14.Applicant Mr R.THANGARAJU, Thanthonimalai, Letter, Dated: 31.07.2025. (Payment of Centage Fee & Development Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

16. G.O.No.53, Housing and Urban Development Department, Dated: 28.03.2025.

17. Joint Director, Agricultural Karur, NOC ROC.No.E1/3439/2025, Dated. 25.04.2025.

18. NOC from the Tahsildar, Karur Roc No : A4/3164/2025, Dated : 23.07.2025

With reference to the 1st Cited letter, applicant has requested for the approval of Residential of layout in, Comprised in S.F.No : 334/2B of Emoor
Panchayat / Village, Thanthoni Panchayat Union - Karur Taluk - Karur District - Extent : 4.843 Acres (19600.00 Sqm)-Concurrence/Technical
Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 28.07.2025.
Further the applicant Mr. R.THANGARAJU, Thanthonimalai, has gift deed the road, road splay and park areas has been handed over to the Local
body Gift deed document no. 2899/2025 and 2900/2025, Dated: 29.07.2025. 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.(KD) No.123/2025 and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.
Total no of plot allocated – 107 Nos. (EWS 24 Nos included)
Proposed Road Area - 6152.16 Sq.m (31.38%)
Balance Area - 13447.84 Sq.m
Local Body Space - 157.09 Sq.m (1.16 %)
TANGEDCO Space - 80.48 Sq.m (0.60 %)
Park (OSR) Space - 1361.83 Sq.m (10.12 %)

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 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
Special Conditions

Special Conditions
1.a) With reference to the 5th cited and 9th cited letter, 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.With reference to the 10th cited and 11th 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% Guild Land Value as Land conversation
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)

5. 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.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 2899/2025 and 2900/2025, Dated: 29.07.2025 (original)

Copy to:-

1. Mr.R THANGARAJU,
   S/o Ramasamy,
   No : 141/1, Vesu Nagar 1st Street,
   Thanthonimalai, Karur Taluk,
   Karur-639007

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
   No.1A, 1st floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
   Velliyanai Sub Register Office,
   Karur District.

4. Assistant Director,
   Survey Land and Records,
   Collectorate Office Campus, Karur District.
   Email id : adsurkar@nic.in.

5. Tahsildar,
   Karur Taluk (for incorporation in the Tamil nilam and collabland software),
   Karur District.

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29400	24/06/2025
2	OSR Fee		
3	Centage Charges	34500.00	31/07/2025
4	Development Charges	30000.00	31/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	46000.00	31/07/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Karur
Date:2025.07.31 18:51:10