Layout Application - Final Approval Letter

Roc No: 1/2025 **Date:** 9/17/25 10:09 AM

From:

Village Panchayat

Pillanatham

To :

Applicants Mr.P.Kabilan Mrs.k.Aruljothi, Mrs.S.Thaarini and Mr.Durai, Namakkal District Online Application Ref No: TYKHN68U
(F.No.47343), Dated.21.06.2025.

Online Application Number: TYKHN68U

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 7.9425 Acres (or) 32142.00 Sq.m in S.F.No: 154/1A2B– PILLANATHAM Village & Panchayat- Mallasamudram Panchayat Union – Tiruchengode Taluk - Namakkal District-Non Planning Area-New layout - Final Approval issued –Reg.

Ref :

1. Applicants Mr.P.Kabilan Mrs.k.Aruljothi, Mrs.S.Thaarini and Mr.Durai, Namakkal District Online Application Ref No: TYKHN68U
(F.No.47343), Dated.21.06.2025.
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. E4/5518/2025, Dated: 19.05.2025. [TYKHN68U-25008].
(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/TYKHN68U/47343/2025/TCP (Road pattern
issued on dated:
30.06.2025).
6. Applicants Mr. P.Kabilan Mrs.k.Aruljothi,Mrs.S.Thaarini and Mr.Durai, Namakkal District

Online Application Ref No: TYKHN68U
(F.No.47343), Gift deed document No: 3365/2025 (LOCAL BODY) & 3364/2025 (TANGEDCO), Dated: 08.07.2025.
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.
Ref :
17. The Block Development Officer, Rasipuram Office vide letter Roc.No.2405/2024/T4, Dated.14.03.2025.
18. Demand payment Request Letter, Dated: 10.07.2025. (requiring payment of OSR Charge, Centage Fee , Develop

Body:

Technical permission has been granted to construct a plot of land in 7.9425 acres in SF. NO. 35/2B, 3 and 6, PILLANATHAM Panchayat, Mallasamuthiram Block, as per the order of view 2.

Accordingly, he has paid the following fees:

Sl.No Description of Charages Amount Receipt No and Date

1 Scrutiny fee (Rs.1000/-per plot) 174000 15.09.2025

2 Development Charges(Sqr.fit.1Rupee) 242953 15.09.2025

3 Land Conversion Charges(3% Market Value)(DPC.0217-60-800-AS22709) 60000 10.09.2025 (Challen No.20250915025357)

Total 476953

Based on the payment of the above fees, approval for the subdivision of the land is hereby granted subject to the following conditions.

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

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

Special Officer/
Block Development Officer(VP)
Pillanatham Panchayat
Mallasamudram Block
Namakkal District

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.09.17 10:09:39