Layout Application - Final Approval Letter

Roc No: 0ZJZD83N/2025/TCP

Date: 6/4/25 12:21 PM

From:

Village Panchayat

Panchayat Office, Kanthasarapatty, Karur - 639 005

To :

Kathirvel and 2 members
No-74,Seethapatty,Emoor village,Emoor,Karur,Karur,639005

Online Application Number: 0ZJZD83N

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Mookanankurichi Village, Village Panchayat/ Village, S.No:354/2D & 355/3 -of- Extent of 7692.00sqm

Ref :

1.Applicants Mr.Kathirvel and 2 members
2.Application (Reference No: 0ZJZD83N/2025/TCP) received through Single Window Portal from Mr. Kathirvel and 2 members
3.District Town and country planning Office,Karur District Letter No. 0ZJZD83N/2025/TCP.(Road pattern issued)
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9. Mookanankurichi Village Panchayat Office Demand payment for
i)Layout Approval Fees =18900.00
ii)Layout Inspection Fees 39000.00
10. Mookanankurichi Village Panchayat Resolution No - 08/2025-2026 Date : 25.04.2025

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Layout - Office of the District Town and Country Planning Office, Karur District, Karur Taluk, Mookanankurichi Village, Village Panchayat/ Village, S.No:354/2D & 355/3 -of- Extent of 7692.00sqm , Final order issued

Special Conditions

1.a) With reference to the 8th cited and 10th 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas S.F.No subdivision
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

Body:

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 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:

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.06.04 12:21:59