Layout Application - Final Approval Letter

Roc No: 56AEICAJ/2025/TCP

Date: 12/17/25 6:22 PM

From:

Village Panchayat

Panchayat Office, Velliyanai (post), Velliyanai, Karur-639118

To :

Mr.Vijayakumar M,
No- 61, Odaiyur,
Kuppichipalayam Village,
Manmangalam Taluk,
Karur-639116.

Online Application Number: 56AEICAJ

Sir/ Madam,

Sub :

Residential Layout – Non Planning Area - Assistant Director of Town and Country Planning - Karur District - Comprised in S.F.No : 486/2B of Velliyanai North Panchayat / Village, Thanthoni Panchayat Union, Karur Taluk, Karur District - Extent : 1.78Acre (7210.00 Sqm) – Concurrence / Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr. Vijayakumar M, Karur Letter, Dated: 18.09.2025. (Reference No: 56AEICAJ/2025/TCP)
2.Assistant Director of Town and Country Planning, Karur ROC No. 56AEICAJ/2025/TCP, (Road Pattern issued on dated: 23.10.2025).
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant Mr. Vijayakumar M, Karur Letter, Dated: 28.10.2025 (Local body Gift deed document no. . 4021/2025, Dated: 27.10.2025).
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: 23.10.2025 & 29.10.2025. (requiring payment of OSR Fee & Centage Fee Development Fee).
14.Applicant Mr. Vijayakumar M, Karur Letter, Dated: 28.10.2025 & 30.10.2025. (Payment of OSR Fee & Centage Ref : 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.E1/7997/2025, Dated. 30.09.2025.
18.Velliyanai Village Panchayat The Payment of Charges Shall be made under the collected head of account.
Layout Approval fee: Rs.130224.00, Dated: 16.12.2025
Layout Inspection fee: Rs.3600.00, Dated: 16.12.2025
19. Velliyanai Village Panchayat Resolution No:299, Date – 28.11.2025.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential of layout in, Comprised in S.F.Nos :486/2B of Velliyanai North Panchayat/ Village, Thanthoni Panchayat Union, Karur Taluk, Karur District - Extent : 1.78Acre (7210.00 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 23.10.2025. Further the applicant Mr. Vijayakumar M, Karur has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no. 4021/2025, Dated: 27.10.2025. 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. 156 /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 – 36 Nos.
Proposed Road Area - 2049.72 Sq.m (28.42%)
Balance Area - 5160.28 Sq.m
Local Body Space - 41.16 Sq.m (0.80%)
TANGEDCO Space - 54.03 Sq.m (1.05 %) OSR Space - Guideline value for the extent of 516.03 Sq.m had been paid by applicant through online. (Rs. 77,405/- E-Challan No : 20251014014665, Dated : 30.10.2025)
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 registrationdepartment 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 Tamil nilam 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 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 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: Thanthoni Panchayat Union, Karur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.12.17 18:22:23