Layout Application - Final Approval Letter

Roc No: 01/2026

Date: 3/10/26 12:45 PM

From:

Village Panchayat

Katharikuppam Panchayat office

To :

1. Mr. V. Purushothaman,
No: 229/1, Road Street,
Katharikuppam, Ekambaranellur,
Walajah Taluk,
Ranipet District – 632405.
2. Mr. N. Thukaram,
No. 11/12, 4th Cross, New Kalappa Block,
Srirampuram, Bangalore,
Karnataka – 560021.

Online Application Number: JOYLM2Y4

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Walajah Taluk – Walajah Panchayat Union – Katharikuppam Panchayat/Village of Survey Numbers: 92/15, 92/16 and 92/23B – Site Extent: 1.1825 Acres or 4792.00 Sq.m – Planning Permission issued

Ref :

1. On 05.01.2026, Applicant's Mr. V. Purushothaman and Mr. N. Thukaram Online Application Form was received through Online Application Number: JOYLM2Y4.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No: RPT/JOYLM2Y4/59777/2026/TCP on 19.02.2026.
3. The Joint Director, Agriculture Department, Ranipet District had issued Dry Land NOC through Letters No. D.Dis.No. A2/327/2026, Dated:05.02.2026.
4. Circular from the Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. V. Purushothaman and Mr. N. Thukaram Gift deed (Local Body) document no: 478/2026, Dated: 27.02.2026.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16,

Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. (Ms). No.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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
13. Applicant's Mr. V. Purushothaman and Mr. N. Thukaram Scrutiny Fee Receipt, Dated: 05.01.2026.
14. Applicant's Mr. V. Purushothaman and Mr. N. Thukaram OSR Fee and Demand Payment Request Letter from DTCP, dated: 19.02.2026 and 03.03.2026.
15. Applicant's Mr. V. Purushothaman and Mr. N. Thukaram OSR Fee, Centage Fee, Development Charge & Display Board Payment Receipt, dated: 03.03.2026.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
20. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
21. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
22. The Assistant Director, District Town and Country Planning Office have issued Planning Permission through Roc.No. 2FQBGUB4/2023/TCP, Dated: 11.07.2023. (For Abutting Road)
23. The Sub-Registrar, Ranipet Joint No.01 Sub Register Office has issued Guideline Value through Letter No. 41/ABP/2026, Dated: 09.02.2026.
With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Walajah Taluk, Walajah Panchayat Union, Katharikuppam Panchayat/Village of comprised in Survey Numbers. 92/15, 92/16 and 92/23B with a Site Extent of 1.1825 Acres or 4792.00 Sq.m.

Body:

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 applicant. 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 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 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 concerned local body must issue the final approval after
transfer of earmarked road areas survey number, 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. 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 entitlement to development is verified in the documents submitted with the applicant 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.

5. With reference to the 7th and 8th cited Government orders, “The Owners / developers shall be allowed either to carry out
infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to
the local Page 3 of 4 body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like
roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the
owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable
period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts
develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years
whichever is later”.

6. As per G.O. (Ms). No. 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 plot. 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).

7. With reference to the 10th and 11th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in favour of concern local
body.

8. The Directorate of Town and Country Planning 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 is not the right
organization to decide this.

9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 7188.00, Dated: 05.01.2026.
(Receipt Number: 2026010559777, Transaction ID: 8517922816356).
Centage Fee - Rs. 9600.00, Dated: 03.03.2026.
(Challan Number 20260303029871 Challan Date 03-Mar-2026 Payment Date 03-Mar-2026).
Display Board Charges – Rs. 10000.00, Dated: 03.03.2026.
(Receipt Number: 2026010559777, Transaction ID: 4379923613237).
Development Charges – Rs. 9700.00, Dated: 03.03.2026.
(Receipt Number: 2026010559777, Transaction ID: 4379923613237).
Subdivision Charges - Rs. 12800.00, Dated: 03.03.2026.
(Receipt Number: 2026010559777, Transaction ID: 4379923613237).
OSR fee charges - Rs. 816912.00, Dated: 03.03.2026.
(Challan Number 20260303022709 Challan Date 03-Mar-2026 Payment Date 03-Mar-2026).

10. in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot.
(Receipt Number: 2026030959777, Transaction ID: 11000353244740, Rs. 23,500.00, Dated: 09/03/2026).

11. local body should collect the 3% Market Land Value as Land conversation charges,

(Challan Number: 20260309027037, Rs. 28320.00, Dt: 09/03/2026, SBI Bank ref no: CPAGLGGPQ0)
12. Katharikuppam Panchayat/Village Resolution No: 56/2026, Dated: 09.03.2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.03.10 12:45:29