Layout Application - Final Approval Letter

Roc No: 1/2025

Date: 12/25/25 3:10 PM

From:

Village Panchayat

Minnampalli

To :

. K.Gnanaprakasam s/o kandasamy 5/143, Chinnagounder thottam , Andagalur gate , Rasipuram Taluk ,Namakkal District.

Online Application Number: TZNZIUPA

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.750 Acres (or) 4746.00 Sq.m in S.F.No: 32/1&2A – Minnampalli Village & Panchayat- Mallasamudram Panchayat Union – Tiruchengode Taluk - Namakkal District-Non Planning Area-New layout - Final Approval issued –Reg.

Ref :

1. Applicant Mr. K.Gnanaprakasam, Namakkal District Online Application Ref No: TZNZIUPA (F.No. 49405), Dated.23.07.2025.
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. E4/7086/2025 [TZNZIUPA-27134], Dated:09.07.2025. (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/ TZNZIUPA/49405/2025/TCP (Road pattern issued on dated: 31.07.2025).
6. Applicant Mr. K.Gnanaprakasam, Namakkal District Online Application Ref No: TZNZIUPA (F.No. 49405), Gift deed document No:4077/2025 (LOCAL BODY) & 4078/2025 (TANGEDCO), Dated: 25.08.2025.
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.
17. The Block Development Officer, Mallasamudram BDO office vide letter Roc.No.03/2025/T4,Dated.15.07.2025.
18. This Office Online Demand payment Request Letter, Dated: 31.07.2025 & 28.08.2025. (requiring payment of OSR Charge,
Centage Fee, Development
Charge & Sub Division Charges).
19. Applicant Mr. K.Gnanaprakasam, Namakkal District Online Application Ref No: TZNZIUPA (F.No. 49405), Dated.
Ref :
26.08.2025 & 12.09.2025. (payment of
OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

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The

Body:

Accordingly, he has paid the following fees:

Sl.No	Description of Charages	Amount	Receipt No and Date
1	Scrutiny fee (Rs.1000/-per plot)	28000	23.12.2025
2	Development Charges(Sqr.fit.1Rupee)	35950	23.12.2025
3	Land Conversion Charges(3% Market Value)(DPC.0217-60-800-AS22709) (Challen No.20251223016214)	17675	23.12.2025
	Total	81625	

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

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 229/2025.Theapproved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original GiftDeed of 6th cited above to The Special Officer, Minnampalli Panchayat, Mallasamudram Panchayat Union, Tiruchengode Taluk and it has been forwardedwith it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this officeimmediately as per Conditionno.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 andland survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update inTamilnilam website SpecialConditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under therespective rules.Special Conditions:As per the directions reference under 12th cited and asper the provisions stipulated in Rule 47(11) of TNCDBR – 2019 videreference under 10th citedabove.

1. a) If the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providingamenities like roads, stormwater drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planningauthority along withapproval of LocalBody 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 planningauthority along with thepermit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities likestorm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the localbody.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if theEWS plots are not sold aftermore than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020 should be applied inappropriate permission for amalgamation of EWS plots.
3.With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer ofearmarked road S.F.No subdivision in favour concern local body.
4.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 haveapproved the Tamil Nadu RealEstate (Regulation & Development) Act 2016, The promoterhas to advertise, Market, book sell or offer for sale or invite personsto 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 EstateProject with the Real EstateAuthority. The applicant has requested to follow the protocols as per instruction given by TNRERA
5.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must befollowed scrupulously
6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it hasbeen requested to collectRs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Landconversion charges, before issuing the final approvalHead of Account:0217 Urban Development - 60 other Urban Development Schemes –800 other Receipts - AS Receipts under Land Use Conversion Charges27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)
7. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country PlanningDepartment has not legallycertified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement todevelopment is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchasethe property mustindividually assert ownership of the property to the applicant. Also, ifanyone else dispute arises individual rights over it, they cansettle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decidethis.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.7119.00/- Dated.23.07.2025.
OSR Charge : Rs.37560.00/- Dated.26.08.2025.
E-Challan No. 20250826025226
Centage Charges : Rs.9600.00/- Dated. 12.09.2025.
E-Challan No. 20250912029284
Development Charges : Rs.9492.00/- Dated.12.09.2025.
Sub Division Charges : Rs. 12800.00/- Dated. 12.09.2025.
Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to theLayout Plan approvedby the District Town and Country Planning Office shall not be done without the prior approval of the District Town and CountryPlanning 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 fulfillingthe above twoconditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plotsselected for publicpurposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned inResidential 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 shifted to the edge of the road or as shown onthe approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters insuccession of the roadboundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, theapplicant should be obtainedpermission from the District Town 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 arisesregarding 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 copyof proof (gift deeddocument) 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 bepermanently 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 alsosubmitted that no right canbe 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 incorrector if there is a situationwhere the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrenceapproval 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 becompulsorily provided to thepurchasers while selling plots for sale.

The special officer
Minnampalli pancvhayat
Mllasamudram Block
Namakkal District

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Namakkal
Date:2025.12.25 15:10:25