Layout Application - Final Approval Letter

Roc No: 225884/2025-2026

Date: 1/27/26 10:55 AM

From:

Village Panchayat

Panchayat Office
Uthirangudi main road
Pangal
614201

To :

Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN,
NO.23-3,SIVANKOVIL STREET,
Alivalam,
Thiruvarur- 610001

Online Application Number: 6EHMEX0W

Sir/ Madam,

Sub :

Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – Thalainayar Panchayat
Union – Pangal Panchayat / Village, S.F.No. 127/2A, 2B, 2C, 2D, 2E of NagapattinamTaluk, Nagapattinam district - extent 4.546
Acre Technical clearance issued - forwarded for further action

Ref :

Reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Nagapattinam District –
Thalainayar Panchayat Union – Pangal Panchayat / Village,
S.F.No. 127/2A, 2B, 2C, 2D, 2E of NagapattinamTaluk, Nagapattinam district - extent 4.546 Acre forwarded to Director of Town
and Country Planning for concurrence.

Body:

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the
necessary fees including the charges for providing amenities like
roads,storm water drains and street lights from the applicantsAfter 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 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.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% Market Land Value as Land conversation charges, before issuing the
final approval

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Nagapattinam
Date:2026.01.27 10:55:12