Layout Application - Final Approval Letter

Roc No: Approval No; 202/2025-2026

Date: 12/2/25 4:44 PM

From:

Village Panchayat

Village Panchayat Office Middle street, Pethanur, Kallakurichi(T.K & D.T).

To :

PALANIMUTHU AND TWOMEMBERS,
KATTUKOTTAI,Malaikottalam,Kallakurichi
Kallakurichi,60

Online Application Number: UPCYRY4N

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District- Chinnasalem Taluk– Chinnasalem Panchayat union–Pethanur Village / Panchayat,– Comprised in Survey No:131/1,have an extent of 1.06 Acre (or) 4300.00 Sq.m –Planning permission issued and FinalOrder issued as 202/25-26, forwarded for further action - Reg.

Ref :

1. Applicant:Mr.Palanimuthu&2members,OnlineApplicationNumber: UPCYRY4N /52494/2025,date: 13.08.2025.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 22.08.2025.
3. The Joint Director Agriculture Noc, Letter No:mu.muA1/5142/2025, Dated; 21.08.2025,
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr. Palanimuthu&2members, Gift deed (Local Body &EB) document no:5148 /2025,dated:29.08.2025.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(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. Centage Fee& OSR Request Letter, dated: 01.09.2025& 22.08.2025.
15. Applicant Mr. Palanimuthu&2members,Centage Fee & OSR Receipt dated: 01.09.2025 &22.08.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17.All rural panchayath fees paid on 02-12-2025 .Final council Approval Number is 202/25-26

Body:

1. The permission granted by the competent authority shall not mean responsibility or clearance as perTNCDBR 2019 Rule No.11
of the following aspects
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural
Engineer on record as the case may be,
shall be responsible for defects in the design.
d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the
map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the
fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for
public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed
by the local body only after obtaining the prior approval of the Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the
road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on
the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is
any problem regarding the right of land for the layout, the local body should consider and take a decision.
Copy To

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008,
2. The Sub-Registrar,
Chinnasalem Sub-Registrar Office,
Kallakurichi District,
3. The Assistant Director,

Survey Land Records,
Kallakurichi – 606201,
4. The District Collector,
District Collectorate Office,
Kallakurichi District,
5. The Tahsildar,
Chinnasalem Taluk,
Kallakurichi District,
6, The Block Development Officer,
Chinnasalem Panchayat Union,
Chinnasalem Taluk,
Kallakurichi District,

Village

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.12.02 16:44:29