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Layout Application - Final Approval Letter

Roc No: Roc No: 08/2024-2025 Date : 18/03/2025

Date: 3/18/25 6:44 PM

From:

Village Panchayat

Minnampalli panchamadevi Village Panchayat office, Minnampalli, M.Panchamadevi Panchayat

To :

Mr.Ashokkumar and Latha
No-77C-2. Aadhi Mariyamman Street,
2nd Cross, Sungagate Thirmanilaiyur,
Karur 639003.

Online Application Number: JMX2GF8V

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning Comprised in S.F.No:909/7A1and 917/1A1 of, Minnampalli Panchamadevi Panchayat – Panchamadevi Village - Manmangalam Taluk – Karur District Extent 0.445Acre (1802.00 Sqm) concurrence Technical Clearance issued forwarded for further action – Reg.

Ref :

1. Applicants Mr. Ashokkumar and Latha Karur, Letter, Dated:24.12.2024.
2. Assisitant director of Town and Country Planning,Karur ROC No. JMX2GF8V/2025/TCP. (Road pattern issued on dated 28.01.2025)
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicant Mr. Ashokkumar and Latha Karur Letter Dated. 07.02.2025 (Local body gift deed document No. 235/2025 Dated. 03.02.2025.
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

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in Comprised in S.F.No.909/7A1 & 917/1A1 of Minnampalli Panchamadevi Village Panchayat – Karur Panchayat Union – Manmagalam Taluk – Karur District - Extent of 0.445 Acre (1802.00sqm 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 28.01.2025. Further the applicant Mr. Ashokkumar and Latha Karur has gift deed the road, road splay and park areas has been handed over to the local body G9ift deed document No. 235/2025 Dated 03.02.2025 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. 32/2025 and enclosed with 2 set of original

maps and gift deeded documents has been forwarded with it for further action

Total Number of Plot allocated – 08 Nos.

Proposed Road Area – 568.48 Sq.m

Balance Area – 1233.52 Sq.m

Local Body space – 29.38 sq.m (2.38%)

TANGEDCO space – 21.33 sq.m (1.73%)

Park(OSR Space) - 151.20 (12.25%)

(OSR Space - Asper Case – IV Calculated)

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 registration department 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 Tamilnilam website

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 rules 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
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:

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.03.18 18:5[illegible]:11



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