

Layout Application - Final Approval Letter



Roc No: 2196/2025/B1

Date: 8/18/25 3:35 PM

From:

Village Panchayat

PINNAVASAL

To :

Thiru. K.Mohan
No.12/22 Mettu Street,
Thiruthuraipoondi,
Tiruvarur – 614713.

Online Application Number:

4R5X4KF3

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 6100.00 Sq.m in Survey no. 7/2A of Pinnavasal Village & Panchayat - Thiruvarur Panchayat Union & Thiruvarur Taluk - Thiruvarur District – Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Thiru. K.Mohan, Thiruthuraipoondi, Application Ref No: 4R5X4KF3 (43599/2025/TVR) Dated: 05.03.2025.
2. District Town and country planning Office, Thiruvarur District Letter No: 4R5X4KF3 (43599/TVR/2025/TCP) Dated: 26.03.2025.
(Road Pattern Issued).
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No.Se.Mu.Aa.Pamu.2886/2023/F1, Dated 28.10.2024.
5. Applicant Thiru. K.Mohan, Thiruthuraipoondi, Application Ref No: 4R5X4KF3 (43599/2025/TVR) Dated:11.12.2024 (Gift Deed Document no: 1914/2025, Dated.02.04.2025).
6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
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.

Ref :

14. Demand payment Request Letter, Dated: 26.03.2025 and 04.04.2025 (Requiring payment of OSR charges and Centage Fees).

15. Applicant Thiru. K.Mohan, Thiruthuraipoondi, Application Ref No: 4R5X4KF3 (43599/2025/TVR) Dated 03.04.2025 and

04.04.2025 (Payment of OSR charges and Centage Fees).

16. 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.

Body:

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after During the inspection, the applicant was directed to hand over the portion of land earmarked for roads and for public purposes meant for the local body and TANGEDCO vide under reference 2nd cited above.

On receiving the gift deed soft copy from the applicant vide through online 5th cited above, and on receiving the payment of charges such as OSR Fee and Centage charges vide under reference 15th cited above, the Technical Concurrence is issued to the said layout, subject to the following conditions.

1. As per the condition, the layout has been approved, and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No:

15/2025. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 5th cited above to the concerned Local body, and it has been forwarded with 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 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 an acknowledgement of receipt of receiving Maps and Proceeding orders.

5. As per the circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildar to update them in Tamilnilam website Special Conditions.

6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCD BR – 2019 vide Reference under 8th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting the usual fees and the necessary fees towards the cost of laying improvements to

the system in respect of road, water supply, sewage, drainage, or electric power supply that may be required, as assessed by the Authority concerned, namely, the local body and TANGEDCO, in the case of corporations and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after the usual fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities, by constructing OHT, etc., and provided street lights as per the standards prescribed by the local body in the case of others than corporations/municipalities.

2. With reference to the 11th cited and 12th cited letters, the concerned local body must issue the final approval after the transfer of the earmarked road, 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 the instructions given by TNRERA

4. Conditions mentioned in the No-objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

5. As per G.O.79 Housing and Urban Development Department, dated 04.05.2017, in case of a 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 conversion charges, before issuing the final approval.

6. Electricity (TNEB) post with light should be provided to all streets.

7. Water connection and drainage connection should be provided to all plots.

8. Development Charges have been paid Rs. 37000/- only through the online PPA portal. Receipt number 2025080743599

9. Remaining Development charges have been paid through the VP-Tax portal as miscellaneous for the layout approval fee of Rs. 89802/-
Receipt Number: 2025-2026/15/4/22/7/79 and Receipt Number 6826841895

Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvarur
Date: 2025.08.18 15:35:52

