

RE

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Layout Application - Final Approval Letter



Roc No: MNNW8O4J/
46355/2025/ TCP
/2025/TCP

Date: 10/4/25 4:14 PM

From:

Village Panchayat

OLAPALAYAM

To :

Mr.K.Surendhar & Mrs.G.Manjula
No.53/27, Pallar Theru ,
Pothanur ,
Paramathi Velur Taluk ,
Namakkal District.

Online Application Number:

MNNW8O4J

Sir/ Madam,

Sub :

Residential Layout -District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.4025 Acre or 9730.00 Sq.m in S.F. No. 118/2, 121/1B, 122/1A — Idumbankulam Village & Olapalayam Village Panchayat – Mohanur Panchayat Union – Mohanur Taluk - Namakkal District- Non Planning Area - Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Mr.K.Surendhar and Mrs.G.Manjula , Namakkal District Online Application Ref No: MNNW8O4J / 2025 Dated 15.05.2025
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. E4/4804/2025 (MNNW8O4J(24189) Dated 13.05.2025 (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: MNNW8O4J/ 46355/2025/TCP/2025/TCP (Road pattern issued on dated:27.05.2025)

6. Applicant Mr.Surendar and Mrs.Manjula , District Online Application Ref No: MNNW8O4J/ 46355/2025 gift Deed No.
2813/2025 dated 11.06.2025
(Local body) & 2815/2025 (TANGEDCO) dated 11.06.2025.
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.
16. G.O.(Ms). No.01, Rural Development & Panchayatraj (PR-1) Department, dated 06.01.2025. (Special
Officer Appointment for
Rural Local Bodies).
17. This office Demand Payment Request Letter, dated: 24.06.2025 , 26.06.2025 (Requiring payment of
OSR Charges , Centage
Fee, Development Charge
& Sub Division Charges).
18. Applicant Mr.K.Surendhar and Mrs.G.Manjula , Namakkal District Online Application Ref No:
MNNW8O4J / 2025 Dated:
24.06.2025 and 01.07.2025
(payment of OSR Charges , Centage Fee, Development Charge & Sub Division Charges).
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 conducting inspection the applicant was directed to handover the portion of land earmarked for roads
& public purposes
meant for local body and
TANGEDCO vide under reference 5th cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on
receiving the payment of
charges such as OSR Charge,
Centage charges, Development Charges & Sub Division Charges vide under references 18th cited above,
the Technical
Concurrence is issued to the said

Body:

1. As per the condition, the layout has been approved and the approved assigned to the layout is
SWP/DTCP/NAMAKKAL/LAYOUT NO: 164 / 2025.The
approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should
submit the Original Gift
Deed of 6th cited above to
The Special Officer , Olapalayam Village Panchayat ,Mohanur Panchayat Union 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 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 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 TNCDDBR – 2019 vide reference under 8th cited above

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and 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 corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after 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., provided street lights as per the standards prescribed by the local

body in the case of other than corporation/municipalities.

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 S.F.No subdivision 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.Condition 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 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

conversion 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 Charges27 Non Taxation fees - 09

Collections

(DPC: 0217-60-800-AS 22709)

6. 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.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs.14595/- Dated.15.05.2025.

OSR Charges : Rs.167772/- Dated 24.06.2025.

Centage Charges : Rs.15000/-Dated. 01.07.2025.

(E-Challan No.20250701013357)

Sub Division Charges : Rs.20000/- Dated. 01.07.2025.

Development Charges : Rs.19460/- Dated. 01.07.2025

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the

Layout Plan approved

by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country

Planning 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 fulfilling

the above two

conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots

selected for public

purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in

Residential 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 on

the 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 in

succession of the road

boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the

applicant should be obtained

permission 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 arises

regarding 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 copy

of proof (gift deed

document) 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 be

permanently 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 also

submitted that no right can

be 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 incorrect

or if there is a situation

where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval 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 be

compulsorily provided to the purchasers while selling plots for sale.

Village



Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2025.10.04 16:14:34



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

