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Layout Application - Final Approval Letter

Roc No: WZ8ZZX9Y/41739/2024/TD-2/2025/TCP

Date: 4/10/25 1:37 PM

From:

Village Panchayat

Panchayat Office Building Andalampettai Village, Andalampettai Post, Thiruvidaimarudhur Taluk - Thanjavur District

To :

Visalam Homes L N Lakshmi Praba,
15/29 mayor chitti babu street
Triplicane, Mylapore,
Chennai- 600005.

Online Application Number: WZ8ZZX9Y

Sir/ Madam,

Sub :

Final Approval No - 03 , The Proposal for a Residential Layout with an extent of 8387.00 Sq.M in S.F.No. 432/1A1, 1B, 1C, 1D2, 1E1, 4A, 5A, 5B, 6A1 of Andalampettai Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District . Resolution No - 04 Date 09-04-2025 for Punyakshetram Oppiliappan Agraharam Nagar

Ref :

Ref:
1.Online Application No.CLARGLV6/40327/2024 Dated:06.01.2025
2.Technical Concurrence Issued by the Assistant Director, District Town and Country Planning Office Thanjavr vide
ROC.No:06/2024 Dated:27.01.2025
3.Refused Letter of Thiruvidaimaruthur Town Panchayat Office Letter No:CLARGLV6/2025/TCP Dated:30.01.2025
4.Application received from Visalam Homes L N Lakshmi Praba Dated: 03.02.2025, received vide single window portal reference
No. WZ8ZZX9Y/41739/2025, dated.03.02.2025.
5.District Town and country planning Office, Thanjavur District Letter No. CLARGLV6/40327. (Road pattern issued on dated:
14.02.2025).
6.Joint Director, Agriculture Department Thanjavur District. Dry Land NOC Letter No.Pa.Mu.E1/12874/2024 Date:18.11.2024.
7.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated:

24.12.2020
8.Applicants Visalam Homes L N Lakshmi Praba (Revised Gift deed document no.709/2025, dated: 21.02.2025).
9.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
11.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.
12.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
13.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
14.Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
15.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
16.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
17.Demand payment Generated vide Single Window Portal on 25.01.2025 (Payment generated for Centage Fee, Display Board
Fee, Development fee and Subdivision Charges).
18.Demand generation payment on 26.01.2025. (Payment of Centage Fee, Display Board Fee, Development fee and Subdivision
Charges).
19.Display Board fee paid on 27.01.2025
20.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Thanjavur. ROC No. WZ8ZZX9Y /41739 / 2024 /TD-2 /2025 /TCP : 01-03-2025 and Planning Permission No : Old Approval No : SWP/06/2025 REVISED LAYOUT NEW APPROVAL NO : DTCP/TNJ/SWP/09/2025 Dated 20.09.2024 has issued Final approval for 23 residential plots with an area of extent of 8387 Sq. M in S.F.No. 432/1A1, 1B, 1C, 1D2, 1E1, 4A, 5A, 5B, 6A1 of Andalampettai Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District . 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 plot in a layout to be collected. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges to be collected, before issuing the final order. So, above mentioned amount are collected. Therefore, it is hereby ordered that Final approval for 23 residential plots with an area of extent of 8387.00 Sq. M in S.F.No. 432/1A1, 1B, 1C, 1D2, 1E1, 4A, 5A, 5B, 6A1 of Andalampettai Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District. Panchayat Resolution No - 04 Date 09-04-2025.

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

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 Residential Layout 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.

14. Andalampettai Panchayat Collected Local Body Demand Fees of Rs.27500 paid date : 09-04-2025

Special Officer / Block Development Officer (VP)
Andalampettai Panchayat
Thiruvidaimarudur Union
Thanjavur District

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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