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Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 8/22/24 5:08 PM

From:

Village Panchayat

Perumal koil street, Annalagaraharam Post, Kumbakonam 612501

To :

Thiru. Venkateshkumar and
Sankari Properties,
1101,Vellalar street,
Annalagraharam, Maathi,
Kumbakonam,
Thanjavur-612401.

Online Application Number: PUFQ0E1Q

Sir/ Madam,

Sub :

Residential Layout –District Town and Country Planning Office, Thanjavur - The Proposal for Residential Layout with an extent of 4350 Sq.m in S.F.No. 91/1A, 2A, 3A of Annalagraharam Village and Panchayat,
Kumbakonam Panchayat Union, Kumbakonam Taluk and Thanjavur District - Technical Concurrence issued - Final Approval- Reg.

Ref :

1. Applicant Thiru.Vengateshkumar and Sankari Properties Application Ref No. PUFQ0E1Q(27841), Dated:17.5.2024.
2. District Town and country planning Office, Thanjavur District Letter No. PUFQ0E1Q(27841) / 2024/TCP, (Road pattern issued on Dated: 24.05.2024).
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020/T, Dated: 24.12.2020.
4. Applicant Thiru.Vengateshkumar and Sankari Properties Application Ref No. PUFQ0E1Q(27841) Dated:11.06.2024 (Gift deed document no.2907/2024 and 2908/2024 dated: 28.05.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.18 and 16, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. Demand payment Request Letter, Dated: 24.05.2024 and 11.06.2024 (requiring payment of OSR Fee, Centage Fee and
Development Charge).
13. Applicant Thiru.Vengateshkumar and Sankari Properties Application Ref No. PUFQ0E1Q(27841) , Dated:11.06.2024 and
06.2024. (Payment of OSR Fee, Centage Fee and Development
Charge).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019
15. Annalagraharam Panchayat Resolution Number: 19-05.07.2024

Body:

The 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 and public purposes meant for local body and TANGEDCO vide under reference 2nd cited above. On receiving the gift
deeds vide under reference 4th cited above, and on receiving
the payment of charges such as Centage charge vide under reference 13th 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 approved number issued as DTCP/TNJ/SWP /KLPA/ 21/2024 and
Planning Permission No. 44/2024 and enclosed with 2 set of
original maps and gift deeded documents 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 acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 11th, it is requested to send the proceeding orders and maps to theconcerned Thasildhar to update in
Tamilnilam website
Special Conditions
1. a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the
necessary fees including the charges for providing amenities
like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch,
permit of planning authority along with approval of Local Body shall
be issued to the applicant(s) directly.
1. b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of
planning authority along with the permit of local body to the
applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water
supply facilities by constructing required OHT, provide necessary
street lights etc., as per the standards specified by the local body.
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas 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 instruction given by TNRERA.

4. 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.

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

Scrutiny Fee:	Rs. 6525/-	Dated:17.05.2024
Centage Charges:	Rs. 6900 /-	Dated: 11.06.2024
Development Charge	Rs :4350/-	Dated: 11.06.2024
OSR Charge :	Rs :28512/-	Dated:11.06.2024.

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 splay 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 powerline / 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.

9. 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 for 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: Panchayat President
Location:Thanjavur
Date:2024.08.22 17:08:15



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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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