Layout Application - Final Approval Letter

Roc No: 27/2025 Date: 6/2/25 10:06 PM

From:

Village Panchayat

Panchayat Office Building , Vadakku theru, Kollangarai, Nadur Post, Thanjavur -614904

To :

.Thiru.B.Raghul,
Thiru.M.C.Panchamoorthy, (Power Agent)
Tmt.Malini(Owner), Door No.999,
Thillai Nagar, CSI Road,Thanjavur.613 006

Online Application Number: 32UJ3P0P

Sir/ Madam,

Sub :

Layout – Kollangarai Panchayat Office, Thanjavur- The proposal for Residential MALINI GARDEN Layout with an extent of 9434.00Sq.m in S.F.No.141/234 of Kollangarai Village and Panchayat, Thanjavur Taluk , Thanjavur District – District Towm and Country Planning Office Thanjavur - Technical Concurrence issued – Final Approved Providing – Reg

Ref :

1.ApplicantThiru.B.Raghul, Thiru.M.C.Panchamoorthy (Power Agent) Tmt.Malini(Owner), Application Ref:32UJ3P0P (43490) dated: 10.03.2025
2.District Town and country planning Office, Thanjavur District Letter No.(32UJ3P0P (43490)/2025/TD2.(Road pattern issued on dated: 05.05.2025).
3.Joint Director,AgriculturalDepartment,Thanajvur Letter No. K.Dis/ E1 /2299/2025 dated:05.03.2025
4.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
5.ApplicantThiru.B.Raghul, Thiru.M.C.Panchamoorthy (Power Agent) Tmt.Malini(Owner), Application Ref: 32UJ3P0P (43490) 09.05.2024.(Gift deed document no.2924/2025& 2926/2025 dated:06.05.2025)
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8.G.O.18, Department of Municipal Administration and WaterSupply,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 &

16.07.2022
11.Government Letter No.19113 / Nov 4 (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:09.05.2025 (requiring payment of Charges).
15. Applicant Thiru.B.Raghul, Thiru.M.C.Panchamoorthy (Power Agent) Tmt.Malini(Owner), Application Ref: 32UJ3P0P (43490), Letter Dated:09.05.2025,10.05.2025&12.05.2025(Payment of Charges).
16.Kollangarai Panchayat Resolution No.27/2025

Body:

"MALINI GARDEN" Layout with an extent of 9434.00Sq.m in S.F.No.141/234 of Kollangarai Village and Panchayat, Thanjavur Taluk , Thanjavur District – District Towm and Country Planning Office Thanjavur - Technical Concurrence issued – as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/TLPA/32/2025 and Planning Permission No. 32/2025 for the residential layout named.

Road Splay has been handed over deeded by Kollangarai Village and Panchayath as seen in View-5 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-6 and a copy of it has been received by the panchayath council.
It is hereby ordered that the final approval of the local body for the Residential layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.
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 5th cited above, and on receiving the payment of charges such as Centage charge 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 approved number issued as LP/DTCP/TNJ/SWP/32/2025 and enclosed with 5 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 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions
Special Conditions:-
1 As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9th cited above;
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 areas S.F.No sub-division in favor 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.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 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. EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas other than corporations and Municipalities after a period of three years. In such cases of amalgamation, the plan ing parameter for EWS areas shall not apply.

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

Scrutiny Fee: Rs.14151/- Dated:10.03.2025
Centage Charges: Rs.12,000/- Dated:10.05.2025
Development Charge Rs.9450/- Dated:10.05.2025
Display Board Charges:Rs.1500/- Dated:12.05.2025
Sub-Division Charges:Rs.16,000/- Dated:10.05.2025
OSR Charges:Rs.7,50,708/- Dated:09.05.2025

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 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.

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.
List of Reservation in Approved Layouts Area of the Layout 9434.00Sq.m
Allotted Plots 38 Common Reservation Gifted to Local Body by Applicant
Proposed Roads and Splay 2483.04Sq.m
Reserved for Local Body 35.26Sq.m (0.51%)
Reserved for TANGDCO 35.17Sq.m (0.51%)

14. The Lay out Approvel Details below :
Panchayat Name : Kollangarai Village and Panchayat, Thanjavur Panchayat Union, Thanjavur District
Layout Name: “MALINI GARDEN’’
No. of Plots: 1 to 38
Panchayat Resolution No. 27/2025 Date 01.06.2025

The Block Development Officer (Special Officer),
Kollangarai Village and Panchayath,
Thanjavur Panchayat Union,
Thanjavur District.

Copy to:
1.Sub Register, Joint 1-Thanjavur
2. Assistant Director, Department of Land Survey and Records, Thanjavur District.
3.The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.06.02 22:06:05