Layout Application - Final Approval Letter

Roc No: 17/2025-2026 **Date:** 2/19/26 1:44 PM

From:

Village Panchayat

Panchayat Office Building Mathoor Village, Viralimalai Post,Illupur Taluk, Pudukkottai District

To :

Mr. S ZAHIR HUSSIAN
Mr.M KABIRMOHAMEED
Mr. MS MOHAMED IBRAHIM,
No. 7/63 SANDHAIPATTAI ,
THIRUMAYAM ,
Pudukkottai District

Online Application Number: 8AGK4XFR

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District – KulathurTaluk - - Viralimalai Union - Mathoor Village - S.F.No: 206/1A1B 1B1A, 221/21 - site extent of 21708.00 Sqm - Final Approval -issued - Reg.

Ref :

1. Applicants Mr. S ZAHIR HUSSIAN and 2 others , Online Application No. 8AGK4XFR dated: 24.09.2025.
2. District Town and country planning Office, Pudukkottai District Letter No. (Road pattern issued on dated: 15.10.2025).
3.Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai Technical clearance issued Rc No.8AGK4XFR/2025/TCP Date : 13/11/2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Pudukkottai District, Kulathur Taluk, Mathoor Village, S.F.No: 206/1A1B 1B1A, 221/21 - site extent of 21708.00 Sqm .

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director on 07.11.2025.

Further the applicant has gift deed the road, road splay areas, Park and Public purpose areas to the local body on. 08.11.2025 Hence, this residential layout has been approved with below 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 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:Pudukkottai
Date:2026.02.19 13:44:21