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We have received the order and drawing on 03.10.2024, but in the Planning Permission Drawing the QR code put on the approval number and hide the approval number, hence we request to rectify the error by DTCP, so they rectify and give the correct Planning Permission Drawing on 07.10.2024.

We have enclosed the correct planning permission letter dated on 07.10.2024 for your kind the reference. So kindly issue the order sir.

Town and Country Planning Department(Planning Permission)

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. 5Y0UOU6X (31042)/2024/TCP Date : 07/10/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

The Commissioner, Pattukkottai Municipality, Pattukkottai Taluk, Thanjavur District

Sir/ Madam,

Sub : Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 6054.00 Sq.m in (Maharajasamuthram Village, S.F.N.o:537/1, 2pt, 3pt) Ward – C, Block – 21, T.S.No. 16/69 of Pattukkottai Municipality, Pattukkottai Taluk Thanjavur District - Technical Concurrence issued - forwarded for further action-Reg.

Ref : 1.Applicant Thiru.M.Jothikumar, Application Ref No 5Y0UOU6X (31042)//2024/TCP/TD-2 dated 20.07.2024.

2.District Town and country planning Office, Thanjavur District ROC No. 5Y0UOU6X5(31042)/2024/TD2/2024/TCP, (Road pattern issued on dated:29.08.2024).

3.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.

4.Applicant Thiru.M.Jothikumar Application Ref No. 5Y0UOU6X (31042)//2024/TCP,dated:29.08.2024. (Gift deed document no.1765/2024 & 1767/2024, dated:26.09.2024).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.GO.No. (Ms.) No. 79 Housing and Urban Development (UD.2) Department., dated 04.05.2017.

7.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.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022

10.Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

13.Demand payment Request Letter, Dated:30.09.2024 (requiring payment of Centage Fee & OSR Fee).

15.Applicant Thiru.M.Jothikumar, Application Ref No. 5Y0UOU6X (31042)//2024/TCP/TD-2, Letter Dated: 30.09.2024 & 01.10.2024 (Payment of OSR Fee & Centage Fees).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and

14.08.2021.

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/91/2024 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 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. 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 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. 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 planning parameter for EWS areas shall not apply.

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

Scrutiny Fee: Rs.9081/- Dated:20.07.2024
Centage Charges: Rs.8400/- Dated:01.10.2024
Development Charge Rs.6075/- Dated:01.10.2024
Display Board Charges: Rs.1500/- Dated:01.10.2024

Sub Division Charges Rs.14000/- Dated :01.10.2024
OSRA amount Rs.2532226/- Dated 01.10.2024

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.

List of Reservation in Approved Layouts

Description	Area	Percentage	
Area of the Layout	6054.00 Sq.m	--	--
Allotted Plots	26	--	--

Common Reservation
Gifted to Local Body by Applicant -- -- --
Proposed Roads and Splay 1780.22 Sq.m --
Reserved for Local Body 24.23 Sq.m 0.56%
Reserved for TANGDCO 25.12 Sq.m 0.58%

Member Secretary,
District Town and Country Planning Office,
Thanjavur District.

Copy to:

1. Thiru.M.Jothikumar,
   No.85/23B, Kandiyan Street,
   Pattukkottai Taluk
   Thanjavur District.

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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9081	20/07/2024
2	OSR Fee	2532226	01/10/2024
3	Centage Charges	8400.00	01/10/2024
4	Development Charges	6075.00	01/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	01/10/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Thanjavur
Date:2024.10.07 10:23:55

Form 5

Certificate By Architect/ Licensed Surveyor
(Certificate for the purpose of completion of Layout / sub-Division Project)

Date:05.06.2025

Address of the Project	:	" R.S.Garden" T.S.No.16/69 (Maharajasamudram village S.No.537/1,2 & 3 pt.) at Ward C, Block 21 of Pattukkottai Municipality, Pattukkottai Taluk, Thanjavur District.
Name of the Promotor	:	M.Jothikumar
Address of the Promotor	:	No.10/5,Govindasamicolony, mayilpalayam,Pattukkottai taluk, Thanjavur Dt.
Subject	:	Certificate for completion of the Project of T.S.No.16/69 (Maharajasamudram village S.No. 537/1,2 & 3 pt.) at Ward C Block 21 of Pattukkottai Municipality, Pattukkottai Taluk, Thanjavur District

Ref:

Sir

I SIVARAMAKRISHUNAN (Licensed Surveyor) having License no.040/ RE – GR – III had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at"situated on the plot bearing T.S.No.16/69 at Ward C Block 21 (Maharajasamudram village S.No.537/1,2 & 3 pt.) demarcated by its boundries to the North 10°24'26.0"N to the South to East 79°18'41.9"E to the west of Division – Pattukkottai Municipality, Pattukkottai Taluk, Thanjavur District site measuring 6054 sq.mtrs. being developed M.Jothikumar Promoter .

T. SIVARAMAKRISHUNAN, DCE.,
Reg.No:040 RE -GR-III on 06-08-2024/DTCP/TNJ,
Shalom Cadd, Woraiyur, Trichy,
Mob: 99446 45477.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by District Town Country Planning Office, Thanjavur (sanctioned authority) vide Planning Permission ROC No. 5YOUOU6X(31042) /2024/TCP dated 07.10.2024, Plannning Permission No. SWP/91/2024 & Local body Resolution No. 188 dated 23.05.2025 Local body Letter no 1484/2024/F1 dated 30.05.2025 including all amenities and facilities as committed by the promoter to the allottees.

T. SIVARAMAKRISHNAN, DCE.,
Reg No:049 RE - GR-III/Tenure-08-2024/DTCP/TNJ,
Shalom Cadd, Woraiyur, Trichy,
Mob: 99446 45477.

Encl.
Photograph of all sided of the site

TOWN AND COUNTRY PLANNING, THANJAVUR DISTRICT
No.5, Ganapathy Nagar, Medical College Road,
Thanjavur
Phone No:04362 270133 E Mail : dtcpthanjavur@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru T SIVARAMAKRISHUNAN** has enrolled as **Registered Engineer Grade III (RE)** with this District Town and Country Planning Office, Thanjavur District who as the qualification of **Diploma in Civil Engineering** and experience in the relevant field for 13 years.

He has been given the **Registration No. 040 RE – GR – III on 06.8.2024**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules 2019 approved vide G.O (Ms) No.18 and 16 MAWS (MA1) Department dated 04.02.2019 and 31.01.2020.

This Registration is valid up to 05.8.2029.



05/08/24.

Assistant Director,
District Town and Country Planning office,
Thanjavur


GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407088, Long 79.311803
06/03/2025 16:10 GMT+05:30
Note : Captured by GPS Map Camera


































GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407000, Long 79.311768
06/03/2025 16:09 GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407016, Long 79.311789
06/03/2025 16:09 GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407088, Long 79.311803
06/03/2025 16:10 GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407503, Long 79.311751
06/03/2025 15:44 GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Thanjavur,Tamil Nadu,India
Athukarai Road, Pattukkottai, Thanjavur, Tamil Nadu 614602, India
Lat 10.407545, Long 79.311655
06/03/2025 15:44 GMT+05:30
Note : Captured by GPS Map Camera











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