Layout Application - Final Approval Letter

Roc No: Roc No.443/2025/A1
Date:15.07.2025

Date: 7/15/25 3:33 PM

From:

Executive officer

5,Ponnamaravathy Main Road,Ponnamaravathy,Ponnamaravathy(Tk),Pudukottai(Dt),622 407

To :

Tvl.R.Ramasamy & Ten others,
12/10 B,Gandhi Nagar, Gounder mills,
GN mills Post,Coimbatore North,
Coimbatore District.

Online Application Number: M7A8WP52

Sir/ Madam,

Sub :

Residential Layout Approval - Pudukkottai District – Ponnamaravathy Town Panchayat - Ponnamaravathy Villlage,Block-26,T.S. No.1568/20, - Site extent of 9888.00 Sqm - Technical Clearance issued by DTCP – Final Approval given by Local Body – Reg.

Ref :

1. Applicant Tvl.R.Ramasamy & Ten others , 12/10 B,Gandhi Nagar, Gounder mills GN mills Post, Coimbatore North , Coimbatore District. received via Single Window Portal, Ref no.M7A8WP52, Dated: 22.03.2025.
2. Circular from the Director of Town and Country Planning, Roc No.12544/2014/CB, Dated:04.07.2014.
3. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
4. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017.
5. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.
6. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
7. Gift Deed Document No.1473/2025, Dated:02.04.2025.
8. Town and Country Planning Department(Planning Permission) Roc.No. M7A8WUP52/2025/TCP Dated:16.04.2025.
9. Ponnamaravathi Town Panchayat Demand Request Letter, Dated:10.07.2025

10. Land Use Conversion Charges Paid via E-Challan No.20250710014430 , Dated: 10/07/2025
11. Misc Charges Paid to Town Panchayat via Single Window Portal on 01.02.2025.
12. University college of engineering, Pattukottai, Third party inspection report dated: 10.07.2025
13. Ponnamaravathi Town Panchayat Council Resolution No.577 Dated:14/07/2025.
14. Other connected records.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 9888.00Sqmt at Ponnamaravathi West Village Block -26 TS No. 1568/20 The technical approval has been granted online (SWP) by the Joint Director of Town Country Planning, Pudukkottai District vide Technical Sanction L.A/DTCP.(PD) No. 30/2025

With Reference to the letter 7th cited the roads and public utility areas have been allocated to the Town Panchayat under this Layout and Gift Deed Document have been handed over to the Town Panchayat. Further, basic facilities such as drains, roads, small bridge and street lights have been constructed in this Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in reference 10th Letter cited has been paid in the Government account on 10.07.2025. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 12.07.2025. A copy of the challan for the same has been received as per the details given in reference 9th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account and Town Panchayat Account.

Paid to the Government head (3% of the market value) - Rs.12,21,116/-

Paid to the Town Panchayat Account

1. Inspection Fee - Rs.10,000/-

2. Vacant land Tax - Rs.1,73,927/-

3. Library Tax - Rs.17,393/-

4. Miscellaneous Fees - Rs.3,35,832/-

Allocation details of approved plot

1. Area of the Layout

9888.00 sqmt

2. Area of Layout excluding road and Corner brackets

(As per the map) 6186.00 sqmt

3. Roads and Corner brackets Handed over to Local body 3619.00 sqmt

4. Handed over to TNEB (Electrical Use) 39.00 sqmt

5. Public use (Town Panchayat) 44.00 sqmt

6. Plots requested 51

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters apart from each other.
8. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.
9. At the place where the Layout has been approved, the layout approved order No and date of the council resolution number and date should be clearly mentioned and permanently published through a notice board.
10. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.
11. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.
12. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.
13. No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.
14. Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.
15. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.
16. There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.
17. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.
18. Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.
19. The approved Layout site map shall be permanently published for public view through a 6' x 4' permanent notice board at the entrance of the Layout without any alteration / omission.
20. The layout owner/applicant will be maintained the roads, drainages, water distributions line and street lights in the layout by five years are sale of 60% plots whichever is later. In this regard, the layout owner / applicant will be given assurance for the above said maintenance with typed matter in Rs.100 rupees bond.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Pudukkottai
Date:2025.07.15 15:33:31

