Layout Application - Final Approval Letter

Roc No: 02/2025-2026 ; Date :- 13.11.2025

Date: 11/14/25 8:58 PM

From:

Village Panchayat

Nellithoppu

To :

Abdul Samad, Mohamad Kasim, Jagabar Ali, Karthika , Veerakannan
No.135B, Attarangkarai,
Adhithiravidar Street,Kovilur,
Nellithoppu Village Panchayat ,
Papanasam Taluka ,
Thanjavur District – 613 502 .

Online Application Number: 915C323H

Sir/ Madam,

Sub :

Final Approval issued – Residential Layout – Office of the Local Body - The Site Extent of 3576.00Sq.m in Rev. Sy. No. 397/5C2A1,5D1A1,5E1A,5E2A,6, 397/11of Nellithoppu Village Panchayat - Papanasam Taluk and Thanjavur District – For Further Action based on Under Reference 13th cited above - Technical Concurrence DTCP Roc No - 915C323H (43725)/2025/2025/TCP/2025/TCP Date : 09/07/2025 - Regarding .

Ref :

1. Application received vide online Single Window portal from Abdul samad, Mohamad Kasim, Jagabar Ali, Karthika , Veerakannan, application number 915C323H(43725)/2025/TD-2,Dated: 07.03.2025.
2.District Town and country planning Office, Thanjavur District Letter No. 915C323H(43725)2025/TD-2. (Road Pattern issued on 04.04.2025).
3.Joint Director, Agricultural Department, Thanjavur dry land NOC Letter PA.MU.E1/12449/2024 Dated:09.11.2024
4.Circular from the Director of Town and Country Planning, Roc.No. 19799/2020, Dated: 24.12.2020
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development 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: 16.07.2022
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113/Nov 4(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 Generated vide Single Window Portal on 06.07.2025 (requiring payment of Centage Fee, Development Charge and Sub-division Charge).
14.Applicant generation payment on 08.07.2025. (Payment of Centage Fee, Development Charge and Sub division Charge).
15.Display Board fee paid on 08.07.2025
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16. The Joint Director of Agricultural Department,Thanjavur, Letter No. PA.MU.E1/12449/2024, Dated: 09.11.2024.

17. Local Body Demand Fees Payment - For Application No :- 915C323H - Dated: 11.11.2025 (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 16 No's Of Plot , Land Conservation & Layout Inspection Fees).

Body:

The application was processed For Residential Plot Layout as per the rules prevailing and after Perusing the Records . Further The Applicant Thiru. Abdul Samad, Mohamad Kasim, Jagabar Ali, Karthika , Veerakannan had paid the OSRA Amount for the SWP Application No :- 915C323H(43725)/2025/TD-2 - Rev.Sy No – 397/5C2A1,5D1A1,5E1A,5E2A,6, 397/11 - for Extent of 3576.00Sq.m - OSRA Payment Challan Receipt Number 20250702022442 and the Transction ID No 43725_1751454986085 at Rs. 1,61,590 /- ; Dated: 03.07.2025 . Further the Action is based Under the reference 13th cited above – DTCP Technical Concurrence DTCP Roc No - 915C323H (43725)/2025/2025/TCP/2025/TCP Date : 09/07/2025 and The DTCP Resolution No - SWP/48/2025 - Date : 09.07.2025 . After That Perused the Land Records and Then Receiving the Records for the Portion of land Earmarked for roads and Public Purposes meant for Local body and the TANGEDCO vide under reference 2nd cited above. And also Receiving the Gift Deeds vide under reference 4th cited above from The Applicant – Then The Residential Layout Site Inspection is Directly Done by The Special Officer /Block Development Officer (V.Pt) / Executive Officer Nellithoppu Village Panchayat , Ammapettai Panchayat Union , Papanasam Taluk - Thanjavur district – 614402 .

After , Site Inspection is Completed by the The Special Officer / Executive Officer Nellithoppu Village Panchayat – The Demand Fees Payment Request (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 16 No's Of Plot , Land Conservation & Layout Inspection Fees) for Application No :- 915C323H are Generated by the Village Panchayat Administration in SWP – Then The Applicant may Paid that Demand Fees Payment such as Receipt Number 2025111143725 and Transction ID No 11000316103777 - Dated: 11.11.2025 as Follows .

1. As per the condition, the Layout has been Approved and Approved number issued By DTCP as 48/2025 and We Should Definetely enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for Further action.
2. Further, Then the Final Approval is given by the The Special Officer /Block Development Officer (V.Pt) / Executive Officer Nellithoppu Village Panchayat. We , Definetely send The Approval copy to the DTCP Office Without Time Delay as per Condition no.9 (b).
3. After the approval is Done By The Special Officer / Executive Officer Nellithoppu Village Panchayat - We , Definetely send the Approved Residential layout map to the concerned Registration department office and land survey department for information and appropriate action.
4.And also will enclosed the acknowledgment of receipt of receiving Maps and Proceeding orders to DTCP in it .
5. As per circular cited in 11th, it will enclosed to Forwar the Proceeding Orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions From DTCP as Follow's:-
1. As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9th cited above;

1. a) With reference to the 8th cited and 10th 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 The Special Officer / Executive Officer Nellithoppu Village Panchayat will issued to the applicant(s) directly.

1. b) Other than Municipal/ Corporation areas: We Will collect the necessary fees and after 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 as follows by the The Special Officer / Executive Officer Nellithoppu Village Panchayat .

2. With reference to the 11th cited and 12th cited letter, the Concern Village Panchayat Administration has Verified that After transfer of earmarked road areas S.F.No sub-division in Favour concern The Special Officer / Executive Officer Nellithoppu Village Panchayat Before the Layout Final Approval

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 Will collect the 3% Market Land Value as Land conversation 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 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. Then the Directorate of Town and Country Planning Department and The Special Officer / Executive Officer Nellithoppu Village Panchayat is not the right organization to decide this.

5. 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.

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

1. Scrutiny Fees Rs.5364/-, dated.07.03.2025
2. Centage Charges Rs.5400/-, dated.08.07.2025
3. Sub-division Charges Rs.7200/-, dated. 08.07.2025.
4. Development Charges Rs.3576/-, dated. 08.07.2025
5. Display Board Rs.1500/-, dated.08.07.2025
6. OSR Fees Rs. 161590/- dated.03.07.2025

7. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 For of Non-Planned area rule 3 For the Land Approval and also Under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy..No. 397/5C2A1,5D1A1,5E1A,5E2A,6, 397/11 at Extent of 3576.00 Sq.m and For the Land Approval Fees Rs. 69,196 /- and Then the Scruitny Deposits Charges For 16 No's of Plots as Per 16 No's X Rs.1000 = Rs.16,000 /+ Layout Inspection Fees as Rs. 3,000/- = Rs.19,000 /-. Then , Total Local Body Demand Fees is about Rs. 88,196 /- (Rupees Eighty Eight Thousand

One Hundred and Nienty Six Only) has Collected on Date 11.11.2025 by the Local Body Concern .

LAYOUT CONDITIONS AS FOLLOWS

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 The Special Officer /Block Development Officer (V.Pt) / Executive Officer Nellithoppu Village Panchayat 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 Will be considered and decided by the The Special Officer / Executive Officer Nellithoppu Village Panchayat.
9. b) When the said plots are approved by the The Special Officer / Executive Officer Nellithoppu Village Panchayat Administration Authority, a copy of the Approval Definitely Will sent to the DTCP office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. The Special Officer / Executive Officer Nellithoppu Village Panchayat Will Advicese's to the Apllicant - 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 / Pelease 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 and the Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Nellithoppu Village Panchayat without any prior notice.

13. A copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Nellithoppu Village Panchayat 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

"Common Reservation

Gifted to Local Body by The Applicant "

1. Reserved for Local Body for Park – 0.00 Sq.m 0.10 % Out of Extent of 3576.00Sq.m (Payment Payable to DTCP by the Applicant as per Gov. Guideline market Value OSRA Fees at Rs.1,61,590.00 /- ; Dated: 03.07.2025 .

Description Area Percentage

2. Reserved for Local Body - 13.50 Sq. m - 0.54%
3. Proposal Residential Layout Road - 1090.76 Sq.m
4. Reserved for TANGDCO - 13.50 Sq.m - 0.54%

14. DTCP Resolution / DTCP Final Approval No : - SWP/ 48 /2025, Date :- 09.07.2025 . This Layout is Allotted for Residential Plots as for 16 No's of Plot's .

15.As Per The G.O.181 and 141 & Layout Special Condition The Applicant Provieded Water Supply as per Individual Plot , Road Formation and Street Light Extensions are Follow's as per Condition in this Residential Layout .

16. Then The Local Body Demand Charges As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 For of Non-Planned area rule 3 For the Land Approval Fees & Scruitny Deposits For 16 No's of Plots And Under rule 9 concerned as per 3% Market Land Value as Land conversation charges For the Rev.Sy..No. 397/5C2A1,5D1A1,5E1A,5E2A,6, 397/11 at Extent of 3576.00Sq.m and Layout Inspection Fees also Collected on Date 11.11.2025 - For Issuing the Final Approval for the Residential Layout is Done by The Special Officer/ Executive Officer Nellithoppu Village Panchayat .

The Special Officer :- V. Navaroja (E-Signed)
The Special Officer /
Block Development Officer (V.Pt)
Nellithoppu Village Panchayat,
Ammapet Panchayat Union ,
Thanjavur District .

Copy To:

1. Abdul Samad, Mohamad Kasim, Jagabar Ali, Karthika , Veerakannan
   No.135B, Attarangkarai,
   Adhithiravidar Street,Kovilur,
   Nellithoppu Village Panchayat ,
   Papanasam Taluka ,
   Thanjavur District – 613 502 .

2. Joint Director / Deputy Director / Assistant Director
   No.5 Ganapathy Nagar, South Street,
   Medical College Road,
   Thanjavur.

3. Assistant Director,
   Department of Land Survey and Records,
   Thanjavur.

Village

Signature valid

Signed by: Village Panchayat President
Location: Thanjavur
Date:2025.11.14 20:58:45