Layout Application - Final Approval Letter

Roc No: L68OPS5I/THOOTHUKUDI/2025/TCP

Date: 7/24/25 5:22 PM

From:

Village Panchayat

Tharuvaikulam

To :

Mr. NITHIN R,
S/o. Rajasekaran,
107/93D/23L, MILLER PURAM,
RAJAGOPAL NAGAR 1st STREET,
Thoothukudi-628008.

Online Application Number: L68OPS5I

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Ottapidaram Taluk and Panchayat Union – Tharuvaikulam Village and Tharuvaikulam Panchayat - S.F.No:- 262/2C– Site Extent of 9150.00 Sq.m.(2.26 Acres)– Final Layout Approval issued - forwarded for further action – Reg.

Ref :

1. Assistant Director Town & Country Planning office, Thoothukudi letter No. Subject to the conditions of ROC No. L68OPS5I/THOOTHUKUDI/2025/TCP, DATED 10.02.2025.
2. Assistant Director Town & Country Planning office, Thoothukudi Planning Permission No: 14/2025, Dated : 10.02.2025,Panchayat Approval No: 01/2025-2026
3. Related documents.
4. Gift Deed No.222/2025 dated 20.01.2025 and Gift Deed No.223/2025 dated 20.01.2025

Body:

According to the letter and Planning Permission of Assistant Director of District Town and Country Planning Thoothukudi, Planning Permission Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.17/2025 for 36 Plots situated at Survey no. 262/2C with an area of 9150.00 Sq.m.(2.26 Acres) at Tharuvaikulam Village and Tharuvaikulam Panchayat in Ottapidaram Panchayat Union and Taluk. Based on this, the Final Approval has given with the following conditions :

1) This order is issued based only on the documents submitted by Applicant. If any errors/irregularities will be find later, this order will be cancelled without intimation.
2) In case of building construction in this plot, proper building license/permission should be obtained separately from the Tharuvaikulam Village Panchayat on payment of appropriate fees ad rules already fixed.
3) All guarantees and receipts issued by this office will be cancelled if a dawn is received by the court regarding regularization of plot/tenement.
4) If any loss of amount will be identified through internal audit conducted by concerned Local Fund Audit Department, the applicant should be paid the amount as per the records.
5) This order will be automatically cancelled, if the applicant has attached false documents.
6) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) G. O. No.78, Housing and Urban Development Department, dated 04.05.2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre-dated warranty.
8) Instructions and conditions mentioned in the letter of Assistant Director of District Town and Country Planning Department Roc. No. L68OPS5I/THOOTHUKUDI/2025/TCP and SWP/DTCP/THOOTHUKUDI/LAYOUT No.17/2025 should be adhered strictly.
9) This Order does not apply to Plots located under streams/water bodies, encroachment and high voltage power lines.
10) This order does not apply to public places and roads where there is an encroachment.
11) The applicant have full responsibility for the maintenance of the BT Roads for 5 years from the date of handing over, at their own cost.
12) As per the assurance given by the Applicant through the "Uruthimozhi Pathiram" Dated: 23.07.2025 the cost for the construction the basic Amenities works such as drainage and fixing of distribution line facility should be paid by the applicant as per the sale of Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
13) As per the assurance given by the Applicant through the "Uruthimozhi Pathiram", the Applicants should furnish the sale of plots details to the Tharuvaikulam Panchayat within the 5th day of every month upto the sale of all 36 Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
14) If any need in future, culverts with prescribed type design, fixed by the Commissioner of Rural Development and Panchayat Raj, Chennai, should be constructed in between roads and streets by the applicants at their own cost. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
15) Street Lights and Electric Poles Installed in the above Plot section should be maintained at their own cost of the Applicants.
16) All the 1 to 36 Plots are in the S.No.262/2C situated in Tharuvaikulam Village and Panchayat in Ottapidaram Panchayat Union and Taluk.

Date : 24.07.2025
Place : Tharuvaikulam.
(V.Pts.),

Special Officer / Block Development Officer

Tharuvaikulam Village Panchayat,
Ottapidaram Panchayat Union.

Copy to :
1) Assistant Director (Pts),
Thoothukudi.
2) Block Development Officer(V.Pts.),
Ottapidaram Panchayat Union.

Validity unknownSignature valid
Signed by: Village Panchayat President
Location: Thoothukkudi
Date:2025.07.24 17:22:54
Village