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Town and Country Planning Department(Planning Permission)

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

ROC No. WRJOI3QC (39951) /2025/TCP Date : 03/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Nanjikottai Panchayat,
Thanjavur Taluk and District

Sir/ Madam,

Sub : Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 6787.00Sq.m in Nanjikottai Village and Panchayat S.F.Nos. 200/7A, 201/3, 2A1A1, 11 of Thanjavur Taluk , Thanjavur District - Technical Concurrence issued - forwarded for further action-Reg

Ref : 1.Applicant Thiru.S.Vijayamalraj,Tmt.V.Amalarani,Application Ref No. WRJOI3QC (39951) dated:22.12.2024

2.District Town and country planning Office, Thanjavur District Letter No. WRJOI3QC (39951)/2024/TCP (Road pattern issued on dated : 26.12.2024).

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

4. Applicant Thiru.S.Vijayamalraj,Tmt.V.Amalarani,Application Ref No. WRJOI3QC (39951) dated:03.01.2025 (Gift deed document no.8866/2024, dated:27.12.2024)

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

6.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.

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

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

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

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

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

12.Demand payment Request Letter, Dated:03.01.2025 (requiring payment of Centage Fee).

13.Applicant Thiru.S.Vijayamalraj,Tmt.V.Amalarani,Application Ref No. WRJOI3QC (39951),Letter Dated: 03.01.2025 (Payment of Centage Fee).

14.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 12th 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/TLPA/05/2024 and Planning Permission No.05/2024 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 11th, 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.10,181/- Dated:22.12.2024
Centage Charges	: Rs.12,000 /- Dated:03.01.2025
Development Charge	: Rs.6800/- Dated:03.01.2025

Sub-Division Charges : Rs.16,000/- Dated:03.01.2025
Display Board Charges :Rs.1500/- Dated:03.01.2025
OSR Charges :Rs.3,86,409/- Dated:03.01.2025

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 :	6787.00Sq.m
Allotted Plots :	38
Common Reservation	
Gifted to Local Body by Applicant	Nil

Proposed Roads and Splay : 1669.00Sq.m
Reserved for Local Body : 27.36Sq.m (0.53%)
Reserved for TANGDCO: 27.33Sq.m (0.53%)

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

Copy to:

1. Thiru.S.Vijayamalraj,
   Tmt.V.Amalarani,
   No.4700,West Street,
   Mathakottai,
   Nanjikottai,
   Thanjavur.613 005

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	10181	22/12/2024
2	OSR Fee	386409	03/01/2025
3	Centage Charges	12000.00	03/01/2025
4	Development Charges	6800.00	03/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	03/01/2025

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

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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