Layout Application - Final Approval Letter

Roc No: 01

Date: 11/21/25 1:17 PM

From:

Village Panchayat

Thirukkarugavur

To :

Tmt.V.Manjula ,
122/4, North Street , Keelbagam,
Darasuram (Po),
Kumbakonam Taluk
Thanjavur-612 702.

Online Application Number: UQRXF8AP

Sir/ Madam,

Sub :

Layout – Office of the Local Body - The Special Officer / Block Development Officer (V.Pt) / The Executive Officer Thirukkarukavur Viilage Panchayat , Ammapet Block - The Proposal for Residential Layout with an Extent of 19878.00 Sq.m in S.F.No.450/4, 451/1, 452/2, 453/5, 461/1A, 462/1, 3B, 462/2B2 of Thirukkarukavur Village Panchayat - Papanasam Taluk and Thanjavur District – Final Approval issued - For Further action based on DTCP Roc No - UQRXF8AP (31525) /2024/TCP ; Date : 16/10/2024 - Reg.

Ref :

1. Application received vide online Single Window portal from the Applicant - Tmt.V.MANJULA Application Ref No. UQRXF8AP (31525) dated: 28.07.2024

2. District Town and country planning Office, Thanjavur District Letter No. UQRXF8AP (31525) /2024 /TCP (Road pattern issued on dated: 27.08.2024)

3. Joint Director, Agriculture Department Thanjavur District NOC letter Roc No. Mu.Mu. /E1/7097/2023 dated: 18.07.2023

4. The District Collector, Thanjavur NOC Letter No. 4008/2023/A6 Dated: 25.06.2024.

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

6. Applicant Tmt. V. Manjula - Application Ref No. UQRXF8AP (31525) dated: 28.07.2024 (Gift

deed document No.3708/2024 ; Dated: 08.10.2024).

7. G.O.138, Housing and Urban Development Department, Dated:04.06.2004
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
9. G.O. 18 and 16 Municipal Administration and Water Supply dated 04.02.2019 and 31.01.2020
10. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
12. Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15. Demand payment Request Letter, Dated:15.10.2024 (requiring payment of Centage Charge, Development Charge, Sub Division Charge). Ref :

16. Applicant Applicant Tmt.V. Manjula - Application Ref No. UQRXF8AP (31525) dated: 15.10.2024 (Payment of Centage Charge, Development Charge, Subdivision Charge).

17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

18. Local Body Demand Fees Payment Request Letter for Application No :- - Demand Payment Receipt Number 2025111531525 and Transction ID No 11000316838124 - Dated: 15.11.2025 (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 76 No's Of Plot , Land Conservation & Layout Inspection Fees).

Body:

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, park and public purposes meant for local body and TANGEDCO vide under reference 2nd cited above. After receiving the gift deeds vide under reference 6th cited above, and on And also conducting the Site inspection by the Local Body- The applicant was directed to Pay with reference to Local Body Demand Fees Payment Request Letter for Application No :- UQRXF8AP - Demand Payment Receipt Number 2025111531525 and Transaction ID No 11000316838124 - Dated: 15/11/2025 (Requiring Payment Including the Residential Layout Approval Fees and Land Conservation & Layout Inspection) Fees For 76 No's Of Plot. Then After this layout has been approved by Local Body of Thirukkarukavur Village Panchayat with below conditions.

1.As per the condition, the layout has been approved and approval number issued as DTCP/TNJ/SWP/95/2024 and enclosed with 5 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 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 Thasildhar to update in Tamilnilam website Special Conditions.

Special Conditions:-

1.a) With reference to the 9th 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 fee the Final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
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 favour 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.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 should 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 Charges27
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 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.As per TNCDBR-2019 the following fee and charges are collected as follows:

1. Scrutiny Fees Rs. 29,817 /- , Dated.28.07.2024
2. Centage Charges Rs. 24,000, Dated.15.10.2024
3. Development Charges - Rs.19,900, Dated. 15.10.2024
4. Sub-division Charges - Rs.32,000, Dated. 15.10.2024 .
5. Display Board Rs.1500, Dated. 15.10.2024 .

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 Fees is about – Rs.26,469.00 /- , Scruitny Deposits For 76 No's of Plots as Per 76 No's X Rs.1000 = Rs.76,000 /- and Also Layout Inspection Fees is about – Rs.3,000 /-. And under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy.F.No. 450/4, 451/1, 452/2, 453/5, 461/1A, 462/1, 3B, 462/2B2 at Extent of 19878.00 Sq.m and Layout Inspection Fees as Rs. 1,05,469 /- . Total Local Body Demand Fees is about Rs. 1,05,469 /- (Rupees One Lakhs Five Thousand Four Hundred and Sixty Nine Only) has Collected on Date 15.11.2025 For Issuing the Final Approval as Residential Layout .

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further layout 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 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 power line/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.
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 fir 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 layout 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
"Common Reservation
Gifted to Local Body by The Applicant "

1. Reserved for Local Body for Park 1 – 794.46 Sq.m – 8551.60 Sq.ft
   Reserved for Local Body for Park 2 – 694.67 Sq.m – 7477.50 Sq.ft
   Park 1 & 2 = 1489.13 Sq.m – 16029.10 Sq.ft - (10.01 %)
2. Public Purpose Land Reservation A – 76.04 Sq.m (818.60 Sq.ft) as per 0.51 %
3. Reserved for TANGDCO B – 79.11 Sq.m (851.60 Sq.ft) as per 0.53 %
4. Proposal Residential Layout Road - 4999.11 Sq.m (53712.80 Sq.ft)

14. DTCP Resolution / DTCP Final Approval NO : - SWP/95/2024 , Date :- 16.10.2024. This Layout is Allotted for Residential Plots (including EWS Plots) as 76 No's of Plot's
15.As Per The G.O.181 and 141 & Layout Special Condition The Applicant Provided Road Formation and Street Light Extensions are Follow's as per Condition in this Residential Layout .
16. As Per The G.O.181 and 141 & Layout Special Condition The Applicant Provided - Water Supply arrangements for individual Plot as per the Over Head Tank (OHT) and Pipeline - Process is in Underconstruction – This Report is Based On Under Site Inspection . So The Applicant is Given as a Self Decleration by the Help of Rs.100 Stamp Paper – Stamp Paper No – EB 355168 at About The Over Head Tank (OHT) and Pipeline - Process Will be Completed Within Six Month's From the Date as on :- 19.11.2025 .
17. 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 and Also Layout Inspection Fees For 76 No's of Plots are collected as on Date 15.11.2025 under Rule 9 based on it - For the Rev.Sy.F.No. 450/4, 451/1, 452/2, 453/5, 461/1A, 462/1, 3B, 462/2B2 at Plot Extent of 19878.00 Sq.m - For Issuing the Final Approval for the Residential Layout is done by Thirukkarukavur Village Panchayat Local Body Administration.

The Special Officer :- V. Navaroja
Executive Officer / Village ,
Thirukkarukavur Village Panchayat,
Ammapet Village Panchayat,
Thanjavur District .

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.11.21 13:17:54