Layout Application - Final Approval Letter

Roc No: 15-2026 **Date:** 6/6/26 8:42 PM

From:

Village Panchayat

Panchayat Office Building ,Main Road, Thirukanurpatti Post, Thanjavur Taluk, Thanjavur -613303

To :

Tmt.M.Nandhini,
Thiru.M.Juliet Anthonyraj,
No.2/324-East Street, Thethuvasalpatti,
Gandarvakottai Taluk, Ponakulam,
Pudukkottai.613 303

Online Application Number: 3IPH5I7Y

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District, Thanjavur Taluk and Panchayat Union Thirukkanurpatti Village and Panchayat S.F.Nos. 185/6B2,185/6A1A1 - in Area of 1878.00 Sq.m and the approval of the Panchayat for new Residential Layout – " ANGEL NAGAR"– Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant ApplicantThiru.M.Nandhini, And M.Juliet Anthonyraj,applied for proposed Residential Layout vide online Application No:3IPH5I7Y(62228) dated:02.03.2026. 2.District Town and country planning Office, Thanjavur District Letter No.3IPH5I7Y(62228)/2026/TD2.(Road pattern issued ondated: 11.03.2026).
3. Joint Director, Agricultural Department, Thanajvur Letter No No K.Dis/E1/6046/2026 dated:09.03.2026
4.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
5.Applicant Tmt. M.Nandhini, And M.Juliet Anthonyraj, Application Ref:3IPH5I7Y(62228) dated:11.03.2026.(Gift deed document no.1300/2026 dated:14.03.2026)
6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022
11.Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated: 18.03.2026 (requiring payment of Charges).
15.Applicant Tmt .M.Nandhini, And M.Juliet AnthonyrajLetter Dated:19.03.2026 (Payment of Charges).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

Body:

" ANGEL NAGAR" situated on S.F.Nos- 185/6B2,185/6A1A1 in Thirukkanurpatti Village and Panchayat, Thanjavur Panchayat Union, Thanjavur Taluk,Thanjavur District, -" ANGEL NAGAR " – as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as LP/DTCP/TNJ/SWP/29/2026for the residential layout named.

Road, Road Splay, Park and public Purpose Area, EB and LB Public area has been handed over deeded by Thanjavur Taluk and Panchayat Union, Thirukkanurpatti Village and Panchayat as seen in View-5 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-6 and a copy of it has been received by the panchayath council. It is hereby ordered that the final approval of the local body for the Residential layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.
conditions.

1.Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Thanjavur District numbered as LP/DTCP/TNJ/SWP/29/2026.

2.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.
3.The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
4.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.
5.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.
6.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.
7.The hollowed part of the layout should be raised to street level.
8.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.
9.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.
10. 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.
11.The Land ownership is considered as per the land ownership documents submitted by the applicant.

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 in corrector 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.
14.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.2817/- Dated:02.03.2026
Centage Charges: Rs.3000/- Dated:19.03.2026
Development Charge Rs.1885/- Dated:19.03.2026
Display Board Charges:Rs.1500/- Dated:19.03.2026
Sub-Division Charges:Rs.4000/- Dated:19.03.2026
Open Speace Reservation Charges (O.S.R) Rs.17,928/- Dated:15.03.2026
Local body approval charges Rs 90923-/- Dated:01.06.2026 Remitted through online

List of Reservation in Approved Layouts
Area of the Layout 1878.00 Sq.m
Allotted Plots 6
Common Reservation
Gifted to Local Body by Applicant
Proposed Roads and Splay 674.84 Sq.m
Reserved for Local Body 9.00Sq.m (0.75%)
Reserved for TANGDCO 9.00Sq.m (0.75%)%

The Block Development Officer (Special Officer),

Copy to:

1.Sub Register, Vallam

2. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

3.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133,G-Block,1Avenue,
Anna Nagar(East),
Chennai.600 102

Village

Signature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2026.06.06 20:42:53