Layout Application - Final Approval Letter

Roc No: Resolution No: 3 **Date:** 11/27/25 5:18 PM

From:

Village Panchayat

Panchayat Office Building,Sivankovil Road, Palanjur. Pattukkottai T.K, Thanjavur D.t 614701

To :

Ashokan.R, No 52,
Chetty street,
Pattukkottai,
Thanjavur-614602

Online Application Number: 36OB101E

Sir/ Madam,

Sub :

Final Approval issued - Residential Layout - Office of the Local Body - The Site Extent of 6966.00 Sq.m. in S.F.No 502/2A2 Palanjur Panchayat/Village, Pattukkottai Taluk, Thanjavur District - For Further Action based on Under Reference Above - Technical Concurrence DTCP Roc No - 360B101E(48752)/2025 /TD-2/2025/TCP Dated: 01/09/2025- Regarding .

Ref :

1.Online Application Received from Ashokan.R vide SWP No. 36OB101E(48752)/2025 /TD-2/2025/TCP Dated: 01/09/2025
2.District Town and country planning Office, Thanjavur District Letter No 36OB101E(48752). (Road pattern issued on dated: 03.10.2025).
3. .Joint Director, Agriculture Department Thanjavur District. issued No Objection Certificate for Dry Land vide Letter No. No: PA.MU.Ee1/6643/2025 Dated:27.06.2025
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020,
5.Applictions from Ashokan R Submitted the Gift deeded document no 2775 Dated: 08.10.2025
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: 16.07.2022
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

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 Generated vide Single Window Portal on 16.10.2025 (Payment generated for Centage Fee, Development fee and Subdivision Charges).
15.Demand generation payment on 23.10.2025. (Payment of Centage Fee, Development fee and Subdivision Charges).
16.Display Board fee paid on 24.10.2025
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

The application was processed for Residential Plot Layout from The Applicant Thiru. Ashokan R as per the rules prevailing and after Perusing the Records. Further the Action is based under the reference above - Technical Concurrence DTCP Roc No -36OB101E(48752)/2025 Dated:25.10.2025
and The DTCP Resolution No - SWP/73/2025 - Date: 25/10/2025 - after the Perusal of Land Records . Then Recorded the Sketch for the Portion of land estimated for Roads and Public Purposes meant for Local body and the TANGEDCO wide road reference 2nd cited above And after Receiving the Gift Deeds vide under reference 5th cited and also receiving the payment of charges such as Centage charge vide under reference 6th cited above for the Technical Concurrence to DTCP - Then the Residential Layout Site Inspection is Done By The Special Officer / Block Development Officer (V.P) Palanjur Panchayat/Village, Pattukkottai Taluk, Thanjavur District - - 614701.
After The Site Inspection is Done By The Special Officer / Executive Officer Palanjur Panchayat/Village, - The Demand Fees Payment Request Letter(Requiring Payment including the Residential Layout Approval Fees like Scrutiny Deposits for 25 No's of Plot, Land Conservation & Layout Inspection Fees) for Application No - 36OB101E(48752)/2025 as Issued By the Pattukkottai Administration in SWP - Then The Applicant may Paid that Demand Fees Payment such as Receipt Number 2025112648752 and transaction ID No 11000318264959- Dated: 26/11/2025 as follows.
1. As per the condition, the Layout has been Approved and Approved number issued By PT/DTCP/TN/SWP/73/2025 And We Should definitely enclosed with 2 set of original maps and gift deed documents have been forwarded for further action.
2. Further, Then the Final Approval is given by The Special Officer /Block Development Officer (V.PI) / Executive Officer Palanjur Panchayat/Village, 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 Palanjur Panchayat/ Village, - We, Definitely send the Approved Residential layout map to the concerned Registration department office and And survey department for information and appropriate action.
4. And also will enclosed the acknowledgment of receipt of receiving Maps and Proceeding orders to DTCP.
5. As per circular cited in 13th, it will enclosed to Forward the Proceeding Orders and maps to the concerned Thasihildar to update in Tamilnilam website.
Special Conditions From DTCP as Follow's:-
1.As per the directions reference under 13th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR - 2019 vide reference under 9th cited above;
a). With reference to the 8th cited letter, if the located site lies in the Municipal / Corporation areas – The usual fees and necessary fees(Towards the cost of laying improvements to the system of Trestle of Road, Water Supply, Drainage, Drainage of Electric Power Supply) that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities if any the Panchayat Administration will Collect's the Demand from The Applicant for Issuing Final Layout Sketch, Permit of Planning authority along with approval of The Special Officer / Executive Officer Palanjur Panchayat/Village, will issued to the applicant(s) directily.
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 has tar roads, provide other amenities like storm water drains, water supply facilities by constructing required culvert, provide necessary street lights etc., as per the standards specified as follows by The Special Officer / Executive Officer Palanjur Panchayat/Village.
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 Rev.Sy.No sub division in Favour concern The Special Officer / Executive Officer Palanjur Panchayat/Village, 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 to 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 profession 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 based on it will collect Rs.1000 as Scrutiny Fee for each plots, And under rule 9 concerned local body Will collected the 3% Market Land Value as Land conversion charges, Before issuing the final approval Head of Account: 0217 Urban Development And Other Urban Development Schemes - 800 other receipts. As Per Receipts For 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 tha Applicant's Entitlement to development is verified in the documents submitted with the application (lease deed, sale deed, gift deed, etc) Any personal warning to purchase the property must individually assert ownership of the property to the Applicant. Also, if anyone else dispute the individual he owns it, then he may settle it before the appropriate competent court. Then the Directorate of Town and Country Planning Department and The Special Officer / Executive Officer Palanjur Panchayat/Village, 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 area other than corporations and municipalities for 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 by DTCP as follows;

1. 1. Scrutiny Fees Rs.10449/-, dated.01.09.2025
2.Centage Charges, Rs.12000/- Dated-23.10.2025
3.Development Charges, Rs.6970/- Dated-23.10.2025
4.Sub division Charges, Rs.16000/- Dated-23.10.2025
5.Display Board Charges, Rs.1500/- Dated-24.10.2025
6. 6. OSR Fees Rs.34463/- dated.18.10.2025

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 & Scrutiny Deposits For 25 No's Of Plots As Per 25 No's X Rs.1000 = Rs.25,000/- And under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversion charges For the S.F.No S.F.No 502/2A2 Palanjur Panchayat/Village and Layout Inspection Fees as Rs.2500/- Then, Total Local Body Demand Fees is about Rs.27,500/- (Rupees Twenty Seven Thousand Five houndred Only) has Collected on Date 26.10.2025. For Palanjur Panchayat/Village

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 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 The Special Officer / Executive Officer Palanjur Panchayat/ Village 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 The Special Officer / Executive Officer

Palanjur Panchayat/ Village.

b) When said plot is approved by the The Special Officer / Executive Officer Palanjur Panchayat/Village. Administration Authority, a copy of the approval definitely will sent to be 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 Palanjur Panchayat/Village Will Advice to the Applicant - 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 / Panels 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 proof 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.P.I.) / Executive Officer Palanjur Panchayat/Village without any prior notice.

13 It must Follow the Copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer / Block Development Officer (V.P.I) / Executive Officer Palanjur Panchayat/Village along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale in it.

List of Reservation in Approved Layouts

Area of the Layout Extent:- 6966.00 Sq.m. - Allotted Plots 25 No's of Plots

"Gifted Document's are Collected From The Applicant"

Description Area Percentage

1. Proposed Roads and Splay – 1664.40 Sq.m
2. Reserved for Local Body – 42.00 Sq.m (0.79%)
3. Reserved for TANGDCO – 42.00Sq.m (0.79%)

14 DTCP Resolution / DTCP Final Approval No: - SWP/ 73 /2025, Date: - 25.10.2025. This Layout is Allotted for Residential Plots as 25 No's

15 As Per The G.O 181 and 141 & Layout Special Condition The Applicant Provided Water Supply as per individual Plot. Road Formation and Street Light Extensions are Followed 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 & Scruitiny Deposits For 25 No's Of Plots And Under rule 9 concerned as per 3% Market Land Value as Land conversion charges. Final Approval Residential Layout is Done by The The Special Officer / Block Development Officer (V.P.I) / Executive Officer Palanjur Village And, Panchayat.

(e-signed)
S.Veeramani B.D.O (V.P)
The Block Development Officer (Special Officer),
Palanjur Village And, Panchayat
Pattukkottai panchayat Union,
Pattukottai Taluk,
Thanjavur District.

Copy to:

1.Ashokan.R, No 52,
Chetty Street,
Pattukkottai,
Thanjavur-614701

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

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.
4. Tahsildar,
Pattukkottai Taluk,
Thanjavur District.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.11.27 17:18:39