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Layout Application - Final Approval Letter

Roc No: JHD59LC6/34067/2024/TCP/2024/TCP

Date: 12/5/24 12:39 PM

From:

Village Panchayat

VILLAGE PANCHAYAT OFFICE,
SIKKATHAMBUR VILLAGE PANCHAYAT,
THURAIYUR UNION,
TIRUCHIRAPPALLI DISTRICT.

To :

Thiru.Ramesh R and B Krishnakumar,
No.1/23, North street,
Govindapuram, Murugur,
Thuraiyur TK,
Trichy - 621008

Online Application Number: JHD59LC6

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District – Thuraiyur Taluk – Sikkathambur
Panchayat & Sikkathambur South Village – SF.No. 93/2B2, 93/7B - Extent : 9775.0sqm

Ref :

1.Applicant Thiru.Ramesh R and B Krishnakumar, received via single window portal, reference number: JHD59LC6/34067/2024/TCP Dated:28.09.2024.
2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWP-JHD59LC6/34067/2024/TCP (Road pattern issued on dated: 04.10.2024)
3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/11510/2024 Dated:23.09.2024 (Non planning Area)
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
5.Applicant Thiru.Ramesh R and B Krishnakumar, letter dated:25.11.2024. (Gift Deed No.9720/2024 Dated: 07.10.2024).
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, Housing and Urban Development Department, Dated: 09.12.2020
11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
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
Ref :
15.Demand payment Request Letter dated:26.11.2024 (requiring payment of Centage Fee, Display Board Fee).
16.Applicant Thiru.Ramesh R and B Krishnakumar, Dated: 28.11.2024. (Payment of Centage Fee, Display Board Fee).
17.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
18. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruchirappalli District,
Thuraiyur Taluk, Sikkathambur Panchayat &
Sikkathambur South Village, SF.No. 93/2B2, 93/7B - Extent - 9775.0sqm Hence, this residential layout has been approved with
below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/JD DTCP(TD) No: 237/2024 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 14th, 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 8th 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 streetlights 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 and 11th cited Letter, may allow the
owners/developers either to carry out
Infrastructure Development Works to the standards specified by the concerned local body or to pay the estimate cost to the local
bodies.
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 streetlights etc., as per the standards specified by the local body
2.With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas S.F.No subdivision
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.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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:

1. Scrutiny Fees – Rs. 14663/- Date: 28.09.2024
2. OSR Fees – Rs. 103037/- Date:25.11.2024
3. Centage Charge – Rs. 18000/- Date: 27.11.2024
4. Display Board Deposit Fee – Rs. 1500 /- Date: 27.11.2024
5. Development Charges – Rs. 14662.50/- Date: 27.11.2024
6. SubDivision Charges – Rs. 24000/- Date: 27.11.2024

6. 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 in the following head of account

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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 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 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.
Layout Specifications:
Extent 9775.00 Sq.m
Total No.of Plots 48 Nos
Reservations:
Road & Splay 3714.17 Sq.m
PP-1 (Local body) 47.12 Sq.m – 0.77%
PP-2 (TANGEDCO) 44.06 Sq.m – 0.72%

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.12.05 12:39:10



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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hello@verified.realestate
+91 9996 12 9996
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