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Layout Application - Final Approval Letter



Roc No: WVN3RQBU(20136)/
2024/TCP

Date: 9/7/24 6:39 PM

From:

Village Panchayat

Panchayat office building, K.Valludanpattu, Vadaku street, Nanjikottai Post, Thanjavur -613006

To :

Mr.K.Anandhan and Mr.Ezhilan

Online Application Number:

WVN3RQBU

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 1622.00 SQ.M
Sq.m in S.F.No.8/9B,10A2,28,29 of Kollangarai Vallundapattu Village and Panchayat, Thanjavur Taluk ,
Thanjavur District - Final Approval -Reg

Ref :

- 1.Applicants Thiru.K.Anadhan,Thiru.S.Ezhilan,Application Ref No. WVN3RQBU(20136) dated:27.01.2024
- 2.District Town and country planning Office, Thanjavur District Letter No.WVN3RQBU(20136)/2024/TCP(Road pattern issued on dated: 21.02.2024).
- 3.Joint Director, Agricultural Department,Thanjavur Letter No E1/7746/2023 dated: 31.07.2023
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
- 5.Applicants Thiru.K.Anadhan,Thiru.S.Ezhilan,Application Ref No. WVN3RQBU(20136)dated:13.03.2024.(Gift deed document no. 1726/2024, dated: 12.03.2024).
- 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 WaterSupply,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:10.04.2024 (requiring payment of Centage Fee).

15.Applicants Thiru.K.Anadhan,Thiru.S.Ezhilan, Letter Dated: 12.03.2024 (Payment of Centage Fee).

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

17.Kollangarai Vallundanpattu Panchayat - "AMBIKA MINNOLY NAGAR EXTENSION-III", Resolution No.13. Dated:14.06.2024.

Body:

1. 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.
 2. On receiving the gift deeds vide under reference 5th cited above, and on receiving the payment of charges such as Centage charge vide under reference 15th cited above, the final approval 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/26/2024.
 2. The local body has ensured that the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc, provided street lights as per the standards prescribed by the local body.
 3. The local body has ensured that the applicant had transferred earmarked road, park areas in favor concern local body.
 4. 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.
 5. As per TNCDBR-2019 the following fee and charges are collected as follows: Layout Inspection Fees: Rs.7000/- Dated 06.09.2024, Layout Approval Fees: Rs. 5,238/- Dated 06.09.2024.
- Special 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. The hollowed part of the layout should be raised to street level.
 6. 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.

7. 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.

8. 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.

Village



Signature valid

Signed by: Village Panchayat President
Location: Thanjavur
Date: 2024.09.07 18:39:46





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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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



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Vastu & Property Management Tools

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real estate journey

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