Layout Application - Final Approval Letter

Roc No: EZX3SNT8/THOOTHUKUDI/2025/TCP

Date: 7/30/25 3:52 PM

From:

Village Panchayat

Pudur Pandiyapuram

To :

Thiru. R.Ramasubbu,
24, Birds Road Cantonment,
Tiruchirappalli,
Tamil Nadu - 620001

Online Application Number: EZX3SNT8

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Ottapidaram Taluk and Panchayat Union – Pudur Pandiyapuram Village and Pudur Pandiyapuram Panchayat - S.F.No:- 111/1A2C– Site Extent of 36421.00 Sq.m.(8.99 Acres)– Final Layout Approval issued - forwarded for further action – Reg.

Ref :

1.Assistant Director Town & Country Planning office, Thoothukudi letter No. Subject to the conditions of ROC No. EZX3SNT8 /THOOTHUKUDI/2025/TCP, DATED 08.07.2025.
2.Assistant Director Town & Country Planning office, Thoothukudi Planning Permission No: 74/2025, Dated : 08.07.2025
3.Related documents.
4.Gift Deed No.3369/2025 dated 03.07.2025 and Gift Deed No.3370/2025 dated 03.07.2025

Body:

According to the letter and Planning Permission of Assistant Director of District Town and Country Planning Thoothukudi, Planning Permission Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.110/2025 for 142 Plots situated at Survey no. 111/1A2C with an area of 36421.00 Sq.m.(8.99 Acres) at Pudur Pandiyapuram Village and Pudur Pandiyapuram Panchayat in Ottapidaram Panchayat Union and Taluk.

Based on this, the Final Approval has given with the following conditions :

1)This order is issued based only on the documents submitted by Applicant. If any

errors/irregularities will be find later, this order will be cancelled without intimation.
2)In case of building construction in this plot, proper building license/permission should be obtained separately from the Pudur Pandiyapuram Village Panchayat on payment of appropriate fees ad rules already fixed.
3)All guarantees and receipts issued by this office will be cancelled if a dawn is received by the court regarding regularization of plot/tenement.
4)If any loss of amount will be identified through internal audit conducted by concerned Local Fund Audit Department, the applicant should be paid the amount as per the records.
5)This order will be automatically cancelled, if the applicant has attached false documents.
6)If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7)G. O. No.78, Housing and Urban Development Department, dated 04.05.2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre-dated warranty.
8)Instructions and conditions mentioned in the letter of Assistant Director of District Town and Country Planning Department Roc. No. EZX3SNT8 /THOOTHUKUDI/2025/TCP and SWP/DTCP/THOOTHUKUDI/LAYOUT No.110/2025 should be adhered strictly.
9)This Order does not apply to Plots located under streams/water bodies, encroachment and high voltage power lines.
10)This order does not apply to public places and roads where there is an encroachment.
11)The applicant have full responsibility for the maintenance of the BT Roads for 5 years from the date of handing over, at their own cost.
12)As per the assurance given by the Applicant through the “Uruthimozhi Pathiram” Dated: 28.07.2025 the cost for the construction the basic Amenities works such as drainage, OHT and fixing of water distribution line should be paid by the applicant as per the sale of Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
13)As per the assurance given by the Applicant through the “Uruthimozhi Pathiram”, Dated:28.07.2025 the Applicants should furnish the sale of plots details to the Pudur Pandiyapuram Panchayat within the 5th day of every month upto the sale of all 142 Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
14)If any need in future, culverts with prescribed type design, fixed by the Commissioner of Rural Development and Panchayat Raj, Chennai, should be constructed in between roads and streets by the applicants at their own cost. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
15)Street Lights and Electric Poles Installed in the above Plot section should be maintained at their own cost of the Applicants.
16)The Applicant should take full responsibility to fix Electric Poles for getting household EB connection for the houses in the layout.
17)RCC Culvert should be constructed in between the place where the roads from layout area joined with the highways or other roads, as per the specification mentioned in the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai vide ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025.
18)The Applicant should be obtained NOC from concerned Highways Departments, for connecting roads from Layout areas with Highways Road. If any lapse occurred in this regard, the Applicant should take full responsibility to face the action taken by the concerned Department, Whether it is Departmentally or Judicially.
19)All the 1 to 142 Plots are in the S.No.111/1A2C situated in Pudur Pandiyapuram Village and Panchayat in Ottapidaram Panchayat Union and Taluk.

Date : 30.07.2025
Place : Pudur Pandiyapuram.

Special Officer / Block Development Officer (V.Pts.),

Pudur Pandiyapuram Village Panchayat,
Ottapidaram Panchayat Union.

Copy to :

1) Assistant Director (Pts),
Thoothukudi.
2) Block Development Officer(V.Pts.),
Ottapidaram Panchayat Union.

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.07.30 15:52:40