Layout Application - Final Approval Letter

Roc No: 02/2026: Dated: 07.03.2026

Date: 3/7/26 2:53 PM

From:

Village Panchayat

Serumakkanallur

To :

J.Ramsundar and K.sarulatha
No.1-194-5, Main road
Pasupathi kovil,
Papanasam,
Thanjavur.

Online Application Number: VJKZNM3S

Sir/ Madam,

Sub :

Final Approval Order - Residential Layout – Roja Nagar Extension - Office of the Local Body - The Special Officer / Block Development Officer (V.Pt) / The Executive Officer Serumakanallur Viilage Panchayat , Ammapet Block - The Proposal for Residential Layout with an Extent of 3650.00 Sq.m in Rev.Sy No - 207/1B of Serumakanallur Village Panchayat - Papanasam Taluk and Thanjavur District – Final Approval issued - For Further action based on DTCP Roc No - VJKZNM3S (53196)/2025/TD-2/2025/TCP ; Date : 06/08/2025 – Regarding .

Ref :

1.Online Application Received from J. RAMSUNDAR and K. SARULATHA vide SWP No. VJKZNM3S (53196)/2025 Dated:01.09.2025
2.District Town and country planning Office, Thanjavur District Letter No VJKZNM3S (53196)/2025. (Road pattern issued on dated: 22.09.2025).
3.District Collecter, Thanjavur District. issued No Objection Certificate for Wet Land vide Letter No.NA.KA.H1/36166-25/2024 Date:05.05.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5.Applicants J. RAMSUNDAR and K. SARULATHA submitted Gift deed document no.1981/2025, and 1982/2025 dated: 29.09.2025
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
Ref :
14.Demand payment Generated vide Single Window Portal on 15.10.2025 (Payment generated for Centage Fee, Development fee and Subdivision Charges).
15.Demand generation payment on 17.10.2025. (Payment of Centage Fee, Development fee and Subdivision Charges).
16.Display Board fee paid on 16.10.2025
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
18. Local Body Demand Fees Payment Request Letter for Application No :- VJKZNM3S - Demand Payment Receipt Number 2026030653196 and Transction ID No 11000352843213 - Dated: 06/03/2026 (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 23 No's Of Plot , Land Conservation & Layout Inspection Fees).

Body:

The application was processed as per the rules prevailing and after perusing the records about conducting the inspection to 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. After receiving the gift deeds vide under reference 6th cited above, and on And also conducting the Site inspection by the Local Body- The applicant was directed to Pay with reference to 18 th Citied to Local Body Demand Fees Payment Request Letter for Application No :- VJKZNM3S - Demand Payment Receipt Number 2026030653196 and Transaction ID No 11000352843213 - Dated: 06/03/2026 (Requiring Payment Including the Residential Layout Approval Fees and Land Conservation & Layout Inspection) Fees For 23 No's Of Plot. Then , With reference to the 1st Cited letter has been Requested for the Final approval of Residential layout in Thanjavur district, Papanasam Taluk - Ammapettai Panchayat Union – Serumakanallur Panchayat/Village – Rev.Sy No - 207/1B - Extent of 3650.00 Sq.m . In the continuation, with reference to the 2nd cited letter Road pattern is issued vide SWP on 29.09.2025. With reference to the 14th cited letter raised Centage Fee, Development Charge and Sub-division Charge vide SWP on 15.10.2025 . Further the applicant RAMSUNDAR AND SARULATHA paid the above said charges on 17.10.2025 by The Local Body of Serumakanallur Village Panchayat with below conditions.

1.As per the condition, the layout has been approved and approval number issued By DTCP Resolution No is SWP/70/2025 and enclosed with 2 set of original maps has been forwarded with it for further action.
2. Further, Then the Final Approval is Issued by the The Special Officer /Block Development Officer (V.Pt) / Executive Officer Serumakanallur Village Panchayat. 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 Serumakanallur Village Panchayat - We , Definetely send the Approved Residential layout map to the concerned Registration department office and land survey department for information and appropriate action.
4.And also will enclosed the acknowledgment of receipt of receiving Maps and Proceeding orders to DTCP in it .
5. As per circular cited in 13 th, it will enclosed to Forwar the Proceeding Orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions From DTCP as Follow's:-

1. As per the directions reference under 8 th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9th cited above;
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 street lights from the applicants After collecting the necessary fees the Final Layout Sketch, Permit of Planning authority along with Approval of The Special Officer / Executive Officer Serumakanallur Village Panchayat will issued to the applicant(s) directly.
1. b) Other than Municipal/ Corporation areas: We Will collect the necessary fees and after 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 and necessary of street lights etc., as per the standards specified as follows by the The Special Officer / Executive Officer Serumakanallur Village Panchayat .

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 S.F.No sub-division in Favour concern The Special Officer / Executive Officer Serumakanallur Village Panchayat 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 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.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 of Serumakanallur Village Panchayat collected the 3% Market Land Value as Land conversation charges as on Date ;- 06.03.2026 before issuing the Final Approval .

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)

5.According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, 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. Then the Directorate of Town and Country Planning Department and The Special Officer / Executive Officer Serumakanallur Village Panchayat is not the right organization to decide this.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fees Rs.5475, dated.01.09.2025
2. Centage Charges Rs.9000, dated.16.10.2025
3. Subdivision Charges Rs.12000,dated.16.10.2025
4. Display Board Deposit fee Rs.1500.00, dated.16.10.2025
5. Development Charges Rs.3650.00, dated.16.10.2025
6. OSRA charges Rs.15136.00, dated.08.10.2025

7. 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 and also Under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy No - 207/1B at Extent of 3650.00 Sq.m and For the Land Approval Fees Rs. 5957.00 /- and Then the Scruitny Deposits Charges For Plots as Per 23 No's X Rs.1000 = Rs.23,000 /+ Layout Inspection Fees as Rs. 3,000/- = Rs.26,000 /-. Then , Total Local Body Demand Fees is about Rs. 31,957 /- (Rupees Thirty One Thousand Nine Hundred Fifty Seven Only) has Collected on Date 06/03/2026 by the Local Body Concern .

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 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.
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 /Block Development Officer (V.Pt) / Executive Officer Serumakanallur Village Panchayat 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 Will be considered and decided by the The Special Officer / Executive Officer Serumakanallur Village Panchayat.
9. b) When the said plots are approved by the The Special Officer / Executive Officer Serumakanallur Village Panchayat Administration Authority, a copy of the Approval Definitely Will sent to 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 Serumakanallur Village Panchayat Will Advicese's to the Apllicant - 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 / Pelease 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 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 and the Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Serumakanallur Village Panchayat without any prior notice.
13. A copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Serumakanallur Village Panchayat along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale. This technical concurrence issued is forwarded to your office for further action. The Applicant is requested to contact The The Block Development Officer(Special Officer), Ammapettai Panchayat Union, Thanjavur District for final order.
14. A copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Serumakanallur Village Panchayat along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

List of Reservation in Approved Layouts
"Common Reservation

Gifted to Local Body by The Applicant "
1. Public Purpose Land Reservation A – 15.25 Sq.m – 164.15 Sq.ft as per 0.55 %
2. Reserved for TANGDCO B – 16.52 Sq.m - 177.82 Sq.ft as per 0.60 %
3. Proposal Residential Layout Road - 898.71 Sq.m - 9,673.62 Sq.ft
4. Park Purpose - OSRA charges is Derectly Paid on SWP at Rs.15136.00, Dated.08.10.2025

15. DTCP Resolution / DTCP Final Approval NO : - SWP/70/2025, Date :- 22.10.2025. This Layout is Allotted for Residential Plots (including EWS Plots) as 23 No's of Plot's
16.As Per The G.O.181 and 141 & Layout Special Condition The Applicant Should be Provide Road Formation and Street Light Extensions are Follow's as per Condition in this Residential Layout .
17. 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 , Scruitny Deposits and Also Layout Inspection Fees For 23 No's of Plots are collected as on Date 06/03/2026 under Rule 9 based on it - For the Rev.Sy No - 207/1B at Plot Extent of 3650.00 Sq.m - For Issuing the Final Approval for the Residential Layout is done by Serumakanallur Village Panchayat - Local Body Administration is Based upon Village Panchayat Resolution No – 45/2026 ; Date :- 06/03/2026 and it is Named as Roja Nagar Extension .

The Special Officer :- V. Navaroja (e-Signed)
The Special Officer /
Block Development Officer (V.Pt)
Serumakanallur Village Panchayat,
Ammapet Panchayat Union ,
Thanjavur District .

Copy to:

1. J.Ramsundar and K.sarulatha
No.1-194-5, Main road
Pasupathi kovil,
Papanasam,
Thanjavur.
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,
Papanasam Taluk,
Thanjavur District.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Thanjavur
Date:2026.03.07 14:53:16