Layout Application - Final Approval Letter

Roc No: RC no.03/2025 LA Date: 6/3/25 6:12 PM

From:

Village Panchayat

Perumal koil street, Annalagaraharam Post, Kumbakonam 612501

To :

V Suganthi,
No 1/181, A.Naidu Street, Kadalangudi-2,
Mayiladuthurai Taluk and District, Pin-609204

Online Application Number: 4CIS52JO

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Thanjavur - The revised residential layout proposal with a total
extent of 3050.00 Sq.m in S.F. No. 287/6, situated in Annalagaraharam Panchayat and Thirumeygnanam Village, Kumbakonam
Taluk, Thanjavur District, has been approved vide No. Ma.Va. / Ku. U. Thi. Ku. No. SWP/44/2024 by the District Town and
Country Planning Office, Thanjavur - Technical Concurrence issued – final approval reg

Ref :

1. Applicant Tmt V Suganthi has applied for The proposed revised residential layout, submitted vide Application No 4CIS52JO
(47001)
dated:15.05.2025
2. Technical Concurrence order issued by Assistant Director, District Town and Country Planning office Thanjavur District vide
proceeding no.
WO68PLLE (36376)/2024/TCP and Approval No. DTCP/TNJ/KLPA/44/2024, dated : 25.11.2024
3. District Town and Country Planning was issued Road Pattern order Vide letter No. 4CIS52JO (47001)/2025/TCP,
dated:20.05.2025
4. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, Dated: 24.12.2020.
5. Applicant Tmt. V. Suganthi Application Ref No. 4CIS52JO (47001) 2025/TCP, (Gift Deed

Document No.6595/2024,
dated:15.11.2024).
6. G.O. (Ms) No. 138, Housing and Urban Development Department Dated : 04.06.2004
7. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department Dated : 04.02.2019
8. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department Dated : 31.01.2024
9. G.O. (Ms) No. 141, Housing and Urban Development Department Dated : 23.09.2020
10. G.O. (Ms) No. 181, Housing and Urban Development Department Dated : 09.12.2020
11. G.O. (Ms) No. 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
15. District Town and Country Planning was issue Demand payment Request Letter dated : 20.05.2025 and 20.05.2025 (for OSR
and Centage,
Subdivision, Development, Display Board and flag day fund)
16. Applicant Tmt V Suganthi has paid demand fees payments vide Online Reference No. 4CIS52JO (47001), Dated :
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.
18. Annalagraharam Panchayat Resolution No 33/30.05.2025

Body:

1. a) With reference to the 7th and 8th 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 Local Body shall be issued to the applicant(s)
directly.
1. 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 street lights etc., as per the
standards specified
by the local body.
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of
earmarked road,
park areas S.F. No. sub-division in favor 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. EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas
other than
corporations and Municipalities after a period of three years. In such cases of amalgamation, the planning parameter for EWS
areas shall not
apply.
7.As per Tamil Nadu Combined Development and Building Rules 2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs. 4,575.00/- Dated:21.10.2024
Centage Charges: Rs. 7,500.00/- Dated:01.10.2024
Development Charge Rs. 3,050.00/- Dated:01.10.2024
Display Board Charges: Rs. 1,500.00/- Dated:01.10.2024
Sub Division Charges Rs. 10,000.00/- Dated:01.10.2024
OSRA amount Rs. 12,318.00/- Dated:30.09.2024
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 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.
9. 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 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 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.
List of Reservation in Approved Layouts
Area of the Layout 3050.00 Sq.mt.
Allotted Plots 21
Common ReservationGifted
to Local Body by Applicant Paid OSR Amount to Government Head A/c
Proposed Roads and Splay 810.34 Sq.m
Reserved for Local Body 12.66 Sq.m (0.53 %)
Reserved for TANGDCO 16.28 Sq.m (0.72 %)

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.06.03 18:12:49