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Layout Application - Final Approval Letter

Roc No: SHVE68O5 (39854)/2025/TCP:12/03/2025

Date: 4/17/25 3:10 PM

From:

Village Panchayat

Panchayat Office Building Thirunaraiyur Village, Nachiyarkovil Post, Kumbakonam Taluk - Thanjavur District

To :

K Karunakaran and A Ananth
44, Mela Salai
Thiruvidaimarudur
Thanavur District - 612104

Online Application Number: SHVE68O5

Sir/ Madam,

Sub :

Final Approval No - 47 , The Proposal for a Residential Layout with an extent of 4950.00 Sq.M in S.F.No. 55/2 of Thirunaraiyur Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District . Resolution No - 47 Date 17-04-2025 for Nivetha Nagar

Ref :

Applicant Thiru K Karunakaran And A Ananth applied for proposed layout vide online application no. SHVE68O5 (39854) dated 23.12.2024

Body:

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Thanjavur. ROC No. SHVE68O5 (39854) / 2025 / TCP : 12-03-2025 and Planning Permission No : DTCP / TNJ / SWP / 011 /2025 Dated 12-03-2025 has issued Final approval for 24 residential plots with an area of extent of 4950 Sq. M in S.F.No. 55/2 of Thirunaraiyur Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District . 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 plot in a layout to be collected. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges to be collected, before issuing the final order. So, above

mentioned amount are collected. Therefore, it is hereby ordered that Final approval for 24 residential plots with an area of extent of 4950.00 Sq. M in S.F.No. 55/2 of Thirunaraiyur Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam Taluk, Thanjavur District. Panchayat Resolution No - 47 Date 17 04 2025.

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 Residential Layout 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.

14. Thirunaraiyur Panchayat Collected Local Body Demand Fees of Rs.28500 paid date : 17.04.2025

Special Officer / Block Development Officer (VP)
Thirunaraiyur Panchayat
Thiruvidaimarudur Union
Thanjavur District

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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