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Layout Application - Final Approval Letter

Roc No: 05/2025 Date: 5/27/25 1:31 PM

From:

Village Panchayat

THITTAI

To :

Mr.D.Suresh, S/o Durai,
No.27, Santhosam Nagar,
Near Karpagam Nagar,
Thittai Village,
Sirkali Taluk,
Mayiladuthurai District.

Online Application Number: 0ZHZ5W6K

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Mayiladuthurai - The proposal for Residential Layout with an extent of 3900.00 Sq.m or 0.96 Acre in S.F. No: 37/2 – Thittai Panchayat and Village – Sirkali Taluk – Mayiladuthurai District - Final Approval issued - Reg.

Ref :

01.Applicant Mr.D.Suresh Application Ref No: 0ZHZ5W6K (F.No. 43593), Dated.12.03.2025.
02.G.O (MS) No.79, Housing and Urban Development Department, Dated:04.05.2017.
03.District Collector, Mayiladuthurai vide Letter 17296/2024/F3 Dated : 23.09.2024 (Wet Land NOC Letter).
04.Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
05.District Town and country planning Office, Mayiladuthurai District Letter ROC No: 0ZHZ5W6K /2025/TCP (Road pattern issued on dated: 24.04.2025)
06.Applicant Mr.D.Suresh Application Ref No: 0ZHZ5W6K (F.No. 43593), Gift deed document No: 1756/2025, Dated: 29.04.2025.
07.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
08.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.
09.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 and 16.07.2022.
11.Government Letter No.19113/Nov4(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: 05.05.2025 (requiring payment of Centage Fee, Subdivision Charges, Development Charges).
15.Applicant Mr.D.Suresh Application Ref No: 0ZHZ5W6K (F.No. 43593), Dated. 05.05.2025 (Payment of Centage Fee, Subdivision Charges, Development Charges).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17.District Town and country planning Office, Mayiladuthurai District Letter ROC No: 0ZHZ5W6K /2025/TCP,
Approval Number:SWP/L.P/DTCP/Ma.Ma No:07/2025 (Planning Permission issued on dated: 08.05.2025)
18.Local Body Demand payment Request Letter, Dated: 26.05.2025 (Layout Approval Fees & Layout Inspection Fees).
19.Applicant Mr.D.Suresh Application Ref No: 0ZHZ5W6K (F.No. 43593), Dated. 27.05.2025 (Payment of Layout Approval Fees & Layout Inspection Fees).

Body:

The application seeking final approval for the proposed formation of Residential layout with an extent of 3900.00 Sq.m or 0.96 Acre in S.F. No: 37/2 – Thittai Panchayat and Village – Sirkali Taluk – Mayiladuthurai District was processed as per the prevailing rules and after perusing the records, gift deeds vide reference 6th cited above , Planning permission vide reference 17th cited above and after conducting site inspection, the applicant was directed to pay the following fees by

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1.Layout Approval Fees - Rs.63000/- dt.27.05.2025

1.Layout Inspection Fees - Rs.19000/- dt.27.05.2025

On receipt of payment of Layout Approval Fees and Layout Inspection fee vide reference 19th cited above, The layout is Passed for Final Approval is issued in the above mentioned Layout and the Number is Assigned as 05/2025(Local body Final Approval Number).

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 splays shown on the approved Layout Plan.

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 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.

Copy to :

1. The Assistant Director,
District Town and Country Planning,
Mayiladuthurai District.

2. The Assistant Director,
Department of Land Survey and Records,
Mayiladuthurai District.

3. Tashildar,
Tharangambadi Taluk,
Mayiladuthurai District.

4. Sub-Registrar,
Sembanarkovil Sub-Registrar Office,

Village

Signature valid

Signed by: Village Panchayat President
Location:Mayiladuthurai
Date:2025.05.27 13:31:18



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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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