Layout Application - Final Approval Letter

Roc No: 51/2025 **Date:** 12/7/25 8:29 PM

From:

Village Panchayat

Panchayat Office Building, Kurungulam east, Thanjavur -613303

To :

Thiru.A.Alagappan,
Thiru.M.Amstrong,
Thiru.R.Ramanathan,
No. 32, 1st Street,
VOC Nagar,
Thanjavur - 613 007.

Online Application Number: CUQ08FJR

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District – Thanjavur Taluk and Panchayat Union – Kurungulam East Panchayat and Village S.No. 3/3D1A ,3D1B,3E1,3E2,5A,6A,6B,4/1A,2A, 2B,2C,3A,3B,3C,4A - in Area of 35350.00 Sq.m and the approval of the Panchayat for new Residential Layout – "PEACOCK PARADISE NAGAR" – Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant Thiru.A.Alagappan, Thiru.M.Amstrong & Thiru.R.Ramanathan Application Ref: CUQ08FJR(42135) dated:22.03.2025.

2. District Town and country planning Office, Thanjavur District Letter No. CUQ08FJR (42135)/2025/TD2.(Road pattern issued on dated:29.03.2025)

3. Joint Director,Agricultural Department,Thanajvur Letter No. K.Dis/E1/1555/2025 dated:12.02.2025

4. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.

5. Applicant Thiru.A.Alagappan,Thiru.M.Amstrong&Thiru.R.Ramanathan Application Ref: CUQ08FJR(42135) 12.04.2024.(Gift deed document no.1615/2025 dated:11.04.2025)

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: 23.09.2020

10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022.

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:

Body:

"PEACOCK PARADISE NAGAR" situated on S.F.No. 3/3D1A, 3D1B, 3E1,3E2,5A,6A,6B, 4/1A,2A,2B,2C,3A,3B,3C,4A Thanjavur District, Thanjavur Taluk, Thanjavur Panchayat Union, Kurungulam East Panchayath and Village - "PEACOCK PARADISE NAGAR" – as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/26/2025 for the residential layout named.

Road, Road Splay, Park and public Purpose Area, EB and LB Public area has been handed over deeded by Thanjavur Taluk and Panchayat Union, Kurungulam East Panchayath and Village as seen in View-5 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-6 and a copy of it has been received by the panchayath council.

It is hereby ordered that the final approval of the local body for the Residential layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.

Conitions :

1.Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/26/2025.

2. No alteration shall be made to road dimensions, road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Thanjavur District.

3.The approval number reference should be advertised through a notice board at the Residential sub division Layout location.

4.Plots other than plots selected for public purposes in this section should be used only for

construction of residential houses.
Special Conditions:-
a) With reference to the 6th cited 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.
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.
1. 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 subdivision in favor concern local body.
2.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 Real Estate Project or part of it only after rregistering the Real
Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruiction given by TNRERA.
3.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.
4.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.

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.

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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs.53,025/- Dated:22.03.2025
Centage Charges: Rs.45,600/- Dated:25.04.2025
Development Charges: Rs.35,400/- Dated: 25.04.2025
Display Board Charges:Rs.1500/- Dated:25.04.2025
Sub-division Charged Rs.60,800/- Dated: 25.04.2025
Local body approval charges Rs. 2,10,490 /- Dated: 07.11.2025 Remitted through online

Copy to:

The Block

Development Officer (Special Officer),

1.Sub Register, Vallam-Thanjavur

Kurungulam East Village and Panchayath,

2.Tahsildar, Thanjavur

Thanjavur Panchayat Union,

3. Kurungulam East Panchayat Office.

Thanjavur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.12.07 20:29:17