Layout Application - Final Approval Letter

Roc No: 1 **Date:** 7/8/25 8:12 PM

From:

Village Panchayat

Thalavaipalayam Kathirinatham

To :

Thiru.B Senthil Murugan & Thiru R.Sambandhamoorthy ,
Rev. Sy No – 256/4 – Kathirinatham Village Panchayat ,
Papanasam Taluka ,
Thanjavur - 613 501.

Online Application Number: SGUX8HEQ

Sir/ Madam,

Sub :

Layout – Office of the Local Body - The Special Officer / Block Development Officer (V.Pt) / The Executive Officer Kathirinatham Viilage Panchayat , Ammapet Block - The Proposal for Residential Layout ‘ CHOLA GREENS ‘ with an Extent of 7750.00 Sq.m in S.F.No.256/4 of Kathirinatham Village Panchayat - Papanasam Taluk and Thanjavur District – Final Approval issued - For Further action based on DTCP Roc No - SGUX8HEQ (41255)/2025/TD-2/2025/TCP Date : 12/05/2025 - Reg.

Ref :

1. Application received vide online Single Window portal from the Applicant - Thiru.B Senthil Murugan & Thiru R.Sambandhamoorthy Sambandhamoorthy(power agent of Chozhan & Mathivanan) , DTCP Application Ref No. SGUX8HEQ (41255)/2025/TD-2, Dated: 27.02.2025.
2. District Town and country planning Office, Thanjavur District Letter No. SGUX8HEQ (41255)/2025/TD-2. (Road Pattern issued and OSR fee generated on 24.04.2025).
3. Joint Director, Agriculture Department, Thanjavur District. Dry Land NOC Letter No.Pa.Mu.E1/998/2025 Date:05.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No. 19799/2020, Dated: 24.12.2020
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10. Government Letter No.19113 / Nov 4(3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13. Demand payment Generated vide Single Window Portal on 08.05.2025 (requiring payment of Centage Fee, Development Charge and Sub-division Charge).
14.Applicant generation payment on 08.05.2025. (Payment of Centage Fee, Development Charge and Sub-division Charge).
15. Display Board fee paid on 12.05.2025
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Local Body Demand Fees Payment Request Letter for Application No :- SGUX8HEQ - Demand Payment Receipt Number 2025070741255 and Transction ID No 11000285536703 - Dated: 07.07.2025 (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 25 No's Of Plot , Land Conservation & Layout Inspection Fees).

Body:

The application was processed as per the rules prevailing and after perusing the records With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in Rev.Sy No – 256/4 - Extent of 7750.00 Sq.m in Kathirinatham Village/Panchayat – Ammapettai Panchayat Union – Papanasam Taluk - Thanjavur district. And directed with reference to the 2nd cited letter Road pattern is issued and OSR payment generated vide SWP on 24.04.2025. Further the applicant Senthilmurugan, Sambandhamoorthy (power agent of Chozhan & Mathivanan) paid the OSR Amont on 06.05.2025 and payment for centage charges, development charges on 08.05.2025. And after conducting the Site inspection the applicant was directed with reference to Local Body Demand Fees Payment Request Letter for Application No :- SGUX8HEQ - Demand Payment Receipt Number 2025070741255 and Transction ID No 11000285536703 - Dated: 07.07.2025 (Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 25 No's Of Plot , Land Conservation & Layout Inspection Fees). Hence, this layout has been approved by Local Body of Kathirinatham Village Panchayat with below conditions.

1.As per the condition, the layout has been approved and approval number issued as 31/2025 and enclosed with 2 set of original maps has been forwarded with it for further action.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved layout map to the concerned registration department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 16th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

Special Conditions:-

1.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.
2. .As per DTCP Resolution / DTCP Final Approval NO : - SWP/ 31 /2025 , Date :- 12.05.2025 . This Layout is Allotted for Residential Plots as 25 No's - Out of Plot No's – 4, 13, 23 and 24 Must Use the Main road Passage as East Facing 10.00 m Wide of Residential Layout road in it .
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. As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fees Rs. 11625, dated.27.02.2025
2. Centage Charges Rs. 9300, dated.08.05.2025
3. Sub-division Charges Rs.12400, dated. 08.05.2025
4. Development Charges Rs.7750, dated. 08.05.2025
5. OSR Fees Rs. 38246, dated. 06.05.2025
6. Display Board Rs.1500, dated.12.05.2025
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 Fees & Scruitny Deposits For 25 No's of Plots as Per 25 No's X Rs.1000 = Rs.25,000 /- . And under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy.F.No. 256/4 at Extent of 7750.00 Sq.m and Layout Inspection Fees as Rs. 17015.00 – Total Local Body Demand Fees is about Rs.42015 (Rupees Forty Two Thousand Fifteen Only) has Collected on Date 07.07.2025 For Issuing the Final Approval has Named as " CHOLA GREENS " as Residential Layout .

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further layout 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 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 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.

List of Reservation in Approved Layouts
"Common Reservation
Gifted to Local Body by The Applicant "
1. Reserved for Local Body for Park – 0.00 Sq.m 0.10 % (Payment Payable to DTCP by the Applicant as per Gov. Guideline market Value OSR Fees Rs. 38246 /- ; Dated. 24.04.2025

2. Public Purpose Land Reservation – 38.77 Sq.m (417.32 Sq.ft) as per 0.50 %
3. Proposal Residential Layout Road - 1679.16 Sq.m (18074.47 Sq.ft)
4. Reserved for TANGDCO - 38.78 Sq.m (417.42 Sq.ft) as per 0.50 %

14. DTCP Resolution / DTCP Final Approval NO : - SWP/ 31 /2025 , Date :- 12.05.2025 . This Layout is Allotted for Residential Plots as 25 No's
15.As Per The G.O.181 and 141 & Layout Special Condition The Applicant Provieded Water Supply as per Individual Plot , Road Formation and Street Light Extensions are Follow's as per Condition in this Residential Layout .
16. Then The 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 For 25 No's of Plots And Under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy.F.No. 256/4 at Extent of 7750.00 Sq.m and Layout Inspection Fees also Collected on Date 07.07.2025 - For Issuing the Final Approval for the Layout is Named as " CHOLA GREENS " as Residential Layout by the Kathirinatham Village Panchayat Local Body Administration.

The Special Officer :- V. Navaroja
Executive Officer /
Village ,
Kathirinatham Village
Panchayat,
Ammapet Village
Panchayat,
Thanjavur District
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Village

Signature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.07.08 20:12:03