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Layout Application - Final Approval Letter

Roc No: 04/2025 Date: 1/3/25 4:52 PM

From:

Village Panchayat

Perumal koil street, Annalagaraharam Post, Kumbakonam 612501

To :

Nandhini, F2, Shima Mahal,
30, Indira Gandhi Salai, Mega Mart,
Alwarthirunagar, Tiruvallur,600087

Online Application Number: 4VIJEW6V

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The Proposal for Residential Layout with an extent of
9682.00Sq.m in Maathi Village & Annalagraharam Panchayat S.F.Nos. 270/2A, 3A, 4A, 5A of Kumbakonam Panchayat Union,
Kumbakonam Taluk, Thanjavur District-- Technical clearance issued - Final Approval - Reg

Ref :

1. Application received vide online Single Window portal from Nandhini, 4VIJEW6V (39725) dated:29.12.2024
2. District Town and Country Planning Office, Thanjavur District Letter No. 4VIJEW6V (39725)/2024/TCP Road pattern issued on
30.12.2024).
3. Tamil Nadu Government Gazette No. 50 dated 18.12.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. G.O. (Ms) No. 138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O. (Ms) No. 18 and 16 , Department of Municipal Administration and Water Supply, Dated:04.02.2019 and 31.01.2020.
7. G.O. (Ms) No. 141, Housing and Urban Development Department, Dated: 16.07.2022
8 .G.O. (Ms) No. 181, Housing and Urban Development Department, Dated: 09.12.2020
9 .Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10 .Circular from the Commissioner of Town and Country Planning, letter no.

13686/2017/LA1, Dated: 08.09.2017.
11 .Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12 .Demand payment Generated vide Single Window Portal on 31.12.2024 (requiring payment of Centage Fee, Display Board
Fee and Flag Day Fund).
13 .Applicant generation payment on 31.12.2024. (Payment of Centage Fee, Development fee and Flag Day Fund).
14 .Display Board fee paid on 31.12.2024
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16. Annalagraharam Panchayat Resolution No- 03 - 03.01.2025

Body:

1. As per the condition, the subdivision has been approved and approval number issued as SWP/57/2024 & Technical
Concurrence No. 114/2024 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 subdivision 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website Special Conditions
Special Conditions:
1. a) With reference to the 8th cited and 10th 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 fee 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 subdivision 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 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.
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. 14523.00 , dated.29.12.2024
2. Centage Charges Rs.15000.00,dated.31.12.2024
3. Subdivision Charges Rs. 20000.00,dated.31.12.2024
4. Display Board Deposit fee Rs.1500.00, dated.31.12.2024
5. Development Charges Rs. 9682.00, dated.31.12.2024
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 subdivision
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 subdivision 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 subdivision Plan.
6. The hollowed part of the subdivision 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/ subdivision. 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 subdivision plan from the district Town and country planning office, the
approved subdivision plan shall be permanently published at the
entrance of the subdivision 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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.01.03 16:52:52



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