

Layout Application - Final Approval Letter



Roc No: NWDQQFTK/39255/2
024/TCP/2025/TCP

Date: 2/17/25 1:03 PM

From:

Village Panchayat

VILLAGE PANCHAYAT OFFICE,
VENGATESAPURAM VILLAGE PANCHAYAT OFFICE,
THURAIYUR UNION,
TIRUCHIRAPPALLI DISTRICT.

To :

Tmt.D.Hemalatha,
D.NO 3 Indra Nagar Extension,
Thuraiyur,
Tiruchirappalli – 621010

Online Application Number:

NWDQQFTK

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District – Thuraiyur Taluk & Panchayat Union–
Vengatesapuram Panchayat & Village – SF.No. 87/1C,2A3,2B2,2C,2D,2E,2F, 96/2,3,4,5,7A,7C- Extent -
20343.0sqm - Technical
clearance issued

Ref :

- 1.Applicant Tmt.D.Hemalatha, received via single window portal, reference number: NWDQQFTK/39255/2024/TCP
Dated:16.12.2024.
- 2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWP- NWDQQFTK/39255/2024/TCP (Road pattern issued on dated: 03.01.2025)
- 3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/7304/2024 Dated:04.07.2024 (Non planning Area)
- 4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
- 5.Applicant Tmt.D.Hemalatha, letter dated:01.02.2025. (Gift Deed No.85/2025 Dated.06.01.2025 & Correction Gift Deed No 850/2025 Dated: 04.02.2025).
- 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, Housing and Urban Development Department, Dated: 09.12.2020

11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:
30.08.2017.

13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.

Ref :

14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

15.Demand payment Request Letter dated:06.02.2025 (requiring payment of Centage Fee, Display Board
Fee).

16.Applicant Tmt.D.Hemalatha, Dated: 05.02.2025. (Payment of Centage Fee, Display Board Fee).

17.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

18. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in
Tiruchirappalli District,
Thuraiyur Taluk & Panchayat Union,
Vengatesapuram Panchayat & Village, SF.No. 87/1C,2A3,2B2,2C,2D,2E,2F, 96/2,3,4,5,7A,7C, Extent -
20343.0sqm Hence, this
residential layout has been approved with
below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/JD DTCP(TD)
No: 36/2025 and

enclosed with 2 set of original maps and gift
deeded documents 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 residential 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 14th, 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 streetlights 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 and 11th cited Letter,
may allow the

owners/developers either to carry out

Infrastructure Development Works to the standards specified by the concerned local body or to pay the
estimate cost to the local
bodies.

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 streetlights etc., as per the standards specified by the local
body

2.With reference to the 12th cited and 13th cited letter, the concern local body must issue

the final approval After transfer of
earmarked road, park areas S.F.No subdivision
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. 30515 /- Date: 16.12.2024

2. Centage Charge – Rs. 46500/- Date: 06.02.2025

3. Display Board Deposit Fee – Rs. 1500 /- Date: 06.02.2025

4. Development Charges – Rs.30600/- Date: 06.02.2025

5. SubDivision Charges – Rs. 62000/- Date: 06.02.2025

6. 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 plots. And under rule 9 concerned local body should collect the 3% Market Land
Value as Land conversation

charges, before issuing the final

approval in the following head of account

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts
under Land Use

Conversion Charges-27 Non Taxation fees - 09

Collections (DPC: 0217-60-800-AS 22709)

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 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 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.

Layout Specifications:

Extent 20343.00 Sq.m

Total No. of Plots 115 Nos

EWS Plots 34-46, 58-67, 72-75

EWS Plots Area 1482.69 Sq.m (10.49)

Reservations:

Road & Splay 6216.33 Sq.m

Park 1436.47 Sq.m (10.16%)

PP-1 (Local body) 84.89 Sq.m – 0.60 %

PP-2 (TANGEDCO) 89.63 Sq.m – 0.63 %

Village

Validity unknown Signature valid

Signed by: Village Panchayat President
Location: Tiruchirappalli
Date: 2025.02.17 13:03:14

