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**Town and Country Planning Department(Planning Permission)**

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. 4VIJEW6V (39725)/2024/TCP Date : 31/12/2024

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

The President,
Annalagraharam Panchayat,
Kumbakonam Taluk,
Thanjavur District

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 - forwarded for further action - 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

With reference to the 1st Cited letter, applicant has requested for the approval of 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
As per the reference 3rd cited the land use varied from Agricultural use to residential us in the Kumbakonam Master Plan.

In the continuation, with reference to the 14th cited letter centage payment generated vide SWP on 31.12.2024. Further the applicant Nandhini, paid on 31.12.2024.Hence, this Layout has been
approved with below conditions.

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.

(e-signed)
Assistant Director,

District Town and Country Planning Office,
Thanjavur District.

Copy to:
1. Nandhini, F2, Shima Mahal,

30, Indira Gandhi Salai, Mega Mart,
Alwarthirunagar, Tiruvallur,600087

2. Assistant Director,
   Department of Land Survey and Records,
   Thanjavur District.
3. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II,
   1st Floor, Gandhi Irwin Bridge Road,
   Egmore.

4. Tahsildar,
   Peravurani Taluk,
   Thanjavur District

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 14523 | 29/12/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 15000.00 | 31/12/2024 |
| 4 | Development Charges | 9682.00 | 31/12/2024 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 20000.00 | 31/12/2024 |

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Assistant Director*
*Location:Thanjavur*
*Date:2024.12.31 23:36:59*



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