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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 7/25/24 5:42 PM

From:

Village Panchayat

Panchayat Office Building Kathaloor Village, Mullaiyur Post, Viralimalai Taluk, Pudukkottai District

To :

Thiru. M. RIYASBABU,
S/O MOHAMED RAFIQ ,
15, Pensioner street,
varaganeri,
Tiruchirappalli-620 008.

Online Application Number: 3AU0NTGF

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning - Pudukkottai District – Viralimali Taluk - Viralimalai Panchayat Union –
kathaloor Village and Panchayat - S.F.No:20/1A1,20/2A,20/3A1A - extent of 2400.00 Sqm- Technical clearance issued - Reg.

Ref :

1.Applicants Thiru. M. RIYASBABU, Online Application No. 3AU0NTGF, dated 04.04.2024
2.District Town and country planning Office, Pudukkottai District Letter No -. (Road pattern issued on dated: 10.04.2024).
3. Joint Director Agriculture department, Letter No A1/2411/2024 Dated: 14.03.2024.
4.Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated:24.12.2020;
5. Applicants Thiru. M. RIYASBABU, Letter,Dated: 15.04.2024 (Gift deed document no. 2097/2024, dated:13.04.2024).
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.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: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated: 16.04.2024 (requiring payment of Centage Fee and Flag Day Fund).
Ref :
15.Applicants Thiru. M. RIYASBABU, Letter, Dated 16.04.2024 (Payment of Centage Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Pudukkottai District,
Viralimali Taluk, Viralimalai Panchayat Union , kathaloor Village and Panchayat ,
S.F.No:20/1A1,20/2A,20/3A1A , extent of
2400.00
Sqm.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy
Director on 10.04.2024. Further the applicants Thiru. M. RIYASBABU, has gift deed the road, road splay areas and Public
purpose
has been handed over to the Kathaloor Panchayat local body on.13.04.2024 Hence, this residential layout has been approved
with
below conditions.
As per the condition, the layout has been approved and approved number issued as L.P/DTCP (PD) No. 35/2024 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 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 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
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 favor 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.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
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)
5.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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
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 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.

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Vastu & Property Management Tools

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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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