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Layout Application - Final Approval Letter

Roc No: 11 / 2024-2025 Date: 12/4/24 3:10 PM

From:

Village Panchayat

Panchayat Office Building Kumaramangalam Village, Mathur Post, Viralimalai Taluk, Pudukkottai District

To :

Tvl. M.N. BALRAJ AND FOUR OTHERS
S/O.Narayanan,
2/50 West street, mullipatti,
Thirumalaisamudram,
Trichy.

Online Application Number: 58UB3WPN

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District – Kulathur Taluk - Viralimalai Panchayat Union – Kumaramangalam Panchayat - Kumaramangalam Village - S.F.No:208/13 - extent of 4800.00Sqm - Order issued - Reg.

Ref :

1.Applicants Tvl. M.N. BALRAJ AND FOUR OTHERS, Online Application No.58UB3WPN, dated 02.09.2024.
2.District Town and country planning Office, Pudukkottai District Letter No.- (Road pattern issued on dated: 12.09.2024).
3. Joint Director Agriculture department, Letter No. A1/6941/2024 Dated: 28.07.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
5. Applicants Tvl. M.N. BALRAJ AND FOUR OTHERS,Letter, Dated: 07.10.2024 (Gift deed document no.6146/2024,dated:13.09.2024).
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: 08.10.2024 (requiring payment of Centage Fee and Flag Day Fund).
15.Applicants Tvl. M.N. BALRAJ AND FOUR OTHERS, Letter, Dated: 09.10.2024 (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, Kulathur
Taluk, Viralimalai panchayat Union,Kumaramangalam Panchayat, Kumaramangalam Village,
S.F.No:208/13 - extent of 4800.00 Sqm.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy
Director on 12.09.2024. Further the applicants Tvl.M.N. BALRAJ AND FOUR OTHERS, has gift deed the road, road splay areas and Public purpose has been handed over to the
President Kumaramangalam Panchayat local bodyon.13.09.2024 Hence, this residential layout has been approved with below 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.

Village



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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