Layout Application - Final Approval Letter

Roc No: RO.4

Date: 12/13/25 12:50 PM

From:

Village Panchayat

Panchayat Office Building, Udayar street Santhangadu Panchayat Pattukkottai T.K, Thanjavur D.t 614615

To :

C.P.Rajesh and K.J. Sandana,
No 5/4, Pallivasal Street,
Pattukkottai,
Thanjavur-614601

Online Application Number: HF0700L4

Sir/ Madam,

Sub :

Final Approval issued - Residential Layout - Office of the Local Body - The Site Extent of 2706.00 Sq.m. in S.F.No 170/2B1D, 172/9 Santhankadu Panchayat/Village, Pattukkottai Taluk, Thanjavur District - For Further Action based on Under Reference Above - Technical Concurrence DTCP Roc No - HF0700L4(29719)/2025/TD-2/2025/TCP Dated: 03/12/2025- Regarding .

Ref :

1.Online Application Received from C.P.Rajesh and K.J. Sandana vide SWP No. HF0700L4(29719)/ 2025/TD-2/2025/TCP Dated: 03/12/2024
2.District Town and country planning Office, Thanjavur District Letter HF0700L4(29719). (Road pattern issued on dated: 14.02.2025).
3. .Joint Director, Agriculture Department Thanjavur District. issued No Objection Certificate for Dry Land vide Letter No. No: E1/12142/2022 Dated:27.12.2022
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020,
5.Applictions from C.P.Rajesh and K.J. Sandana Submitted the Gift deeded document no 2712/2023, Dated : 08.12.2020(Road Pattern already approved in Online Application SWP/No.0OYU21XN(8259)/2023 Dated:20.09.2023) on 29.11.2025
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: 16.07.2022
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 Generated vide Single Window Portal on 29.11.2025 (Payment generated for Centage Fee, Development fee and Subdivision Charges).
15.Demand generation payment on 29.11.2025 . (Payment of Centage Fee, Development fee and Subdivision Charges).
16.Display Board fee paid on 02.12.2025
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

The application was processed for Residential Plot Layout from The Applicant C.P.Rajesh and K.J. Sandana as per the rules prevailing and after Perusing the Records. Further the Action is based under the reference above - Technical Concurrence DTCP Roc No - HF0700L4(29719)/2025 Dated:03.12.2025 and The DTCP Resolution No - SWP/83/2025 - Date: 03/12/2025 - after the Perusal of Land Records . Then Recorded the Sketch for the Portion of land estimated for Roads and Public Purposes meant for Local body and the TANGEDCO wide road reference 2nd cited above And after Receiving the Gift Deeds vide under reference 5th cited and also receiving the payment of charges such as Centage charge vide under reference 6th cited above for the Technical Concurrence to DTCP - Then the Residential Layout Site Inspection is Done By The Special Officer / Block Development Officer (V.P) Santhankadu Panchayat/Village, Pattukkottai Taluk, Thanjavur District - - 614613.

After The Site Inspection is Done By The Special Officer / Executive Officer Santhankadu Panchayat/Village, - The Demand Fees Payment Request Letter(Requiring Payment including the Residential Layout Approval Fees like Scrutiny Deposits for 12 No's of Plot, Land Conservation & Layout Inspection Fees) for Application No - HF0700L4(29719)/2025 as Issued By the Pattukkottai Administration in SWP - Then The Applicant may Paid that Demand Fees Payment such as Receipt Number 2025120129719 and transaction ID No 11000340099524- Dated: 12/12/2025 as follows.

1. As per the condition, the Layout has been Approved and Approved number issued By PT/DTCP/TN/SWP/83/2025 And We Should definitely enclosed with 5 set of original maps and gift deed documents have been forwarded for further action.
2. Further, Then the Final Approval is given by The Special Officer /Block Development Officer (V.PI) / Executive Officer Santhankadu Panchayat/Village, We, Definetely send The Approval copy to the DTCP Office Without Time Delay as per condition No 9 b.
3. After the approval is Done By The Special Officer / Executive Officer Santhankadu Panchayat/ Village, - We, Definitely send the Approved Residential layout map to the concerned Registration department office and And survey department for information and appropriate action.
4. And also will enclosed the acknowledgment of receipt of receiving Maps and Proceeding orders to DTCP.
5. As per circular cited in 13th, it will enclosed to Forward the Proceeding Orders and maps to the concerned Thasihildar to update in Tamilnadu website.

Special Conditions From DTCP as Follow's:-

1.As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR - 2019 vide reference under 9th cited above;

a). With reference to the 8th cited letter, if the located site lies in the Municipal / Corporation areas – The usual fees and necessary fees(Towards the cost of laying improvements to the system of Trestle of Road, Water Supply, Drainage, Drainage of Electric Power Supply) that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities if any the Panchayat Administration will Collect's the Demand from The Applicant for Issuing Final Layout Sketch, Permit of Planning authority along with approval of The Special Officer / Executive Officer Santhankadu Panchayat/Village, will issued to the applicant(s) directily.

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 has tar roads, provide other amenities like storm water drains, water supply facilities by constructing required culvert, provide necessary street lights etc., as per the standards specified as follows by The Special

Officer / Executive Officer Santhankadu Panchayat/Village.
2.With reference to the 11th cited and 12th cited letter, the Concern Village Panchayat Administration has Verified that After transfer of earmarked road areas Rev.Sy.No sub division in Favour concern The Special Officer / Executive Officer Santhankadu Panchayat/Village, before the Layout Final Approval.
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 to 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 profession 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 based on it will collect Rs.1000 as Scrutiny Fee for each plots, And under rule 9 concerned local body Will collected the 3% Market Land Value as Land conversion charges, Before issuing the final approval Head of Account: 0217 Urban Development And Other Urban Development Schemes - 800 other receipts. As Per Receipts For 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 tha Applicant's Entitlement to development is verified in the documents submitted with the application (lease deed, sale deed, gift deed, etc) Any personal warning to purchase the property must individually assert ownership of the property to the Applicant. Also, if anyone else dispute the individual he owns it, then he may settle it before the appropriate competent court. Then the Directorate of Town and Country Planning Department and The Special Officer / Executive Officer Santhankadu Panchayat/Village, is not the right organization to decide this.
6.EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in area other than corporations and municipalities for a period of three years. In such cases of amalgamation, the Planning parameter for EWS areas shall not apply.
7.As per TNCDBR 2019 the following fee and charges are collected by DTCP as follows;
1. 1. Scrutiny Fees Rs.4059/-, dated.03.12.2024
2.Centage Charges, Rs.6000/- Dated-01.12.2025
3.Development Charges, Rs.2706/- Dated-01.12.2025
4.Sub division Charges, Rs.8000/- Dated-01.12.2025
5.Display Board Charges, Rs.1500/- Dated-02.12.2025
6. OSR Fees Rs.413311/- dated.29.12.2025
7. Land conversion charges Rs.87600/- dated.12.12.2025Paid By The Applicant Through online as Receipt Number 20251212099316 State Bank Of India Ref No:CPAFZYLGO2
As per G.O 79 Housing and Urban Development Department, dated: 04.05.2017 For of Non Planned area rule 3 For the Land Approval Fees & Scrutiny Deposits For 20 No's Of Plots As Per 14 No's X Rs.1000 = Rs.14,000/- And under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversion charges For the S.F.No 170/2B1D,172/9 Santhankadu Panchayat/ Village and Layout Inspection Fees as Rs.2500/- Then, Total Local Body Demand Fees is about Rs.16,500/- (Rupees Sixteen Thousand Five houndred Only) has Collected on Date 12.12.2025. For Santhankadu Panchayat/Village
LAYOUT CONDITIONS AS FOLLOWS:
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 The Special Officer / Executive Officer Santhankadu

Panchayat/ Village 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 The Special Officer / Executive Officer Santhankadu Panchayat/ Village.
b) When said plot is approved by the The Special Officer / Executive Officer Santhankadu Panchayat/Village. Administration Authority, a copy of the approval definitely will sent to be the DTCP office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10 The Special Officer / Executive Officer Santhankadu Panchayat/Village Will Advice to the Applicant - 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 / Panels 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 proof 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 and the Local Concern as The Special Officer / Block Development Officer (V.P.I.) / Executive Officer Santhankadu Panchayat/Village without any prior notice.
13 It must Follow the Copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer / Block Development Officer (V.P.I) / Executive Officer Santhankadu Panchayat/Village along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale in it.
List of Reservation in Approved Layouts
Area of the Layout Extent:- 2706.00 Sq.m. - Allotted Plots 12 No's of Plots
"Gifted Document's are Collected From The Applicant"

Description Area Percentage
1. Proposed Roads and Splay - 613.99 Sq.m
2. Reserved for Local Body – 12.65 Sq.m (0.60%)
3. Reserved for TANGDCO – 13.91Sq.m (0.66%)
14 DTCP Resolution / DTCP Final Approval No: - SWP/ 83/2025, Date: - 03.12.2025. This Layout is Allotted for Residential Plots as 12 No's
15 As Per The G.O 181 and 141 & Layout Special Condition The Applicant Provided Water Supply as per individual Plot. Road Formation and Street Light Extensions are Followed as per Condition in this Residential Layout.
16 Then The Local Body Demand Charges As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 For of Non-Planned area rule 3 For the Land Approval Fees & Scruitiny Deposits For 12 No's Of Plots And Under rule 9 concerned as per 3% Market Land Value as Land conversion charges. Final Approval Residential Layout is Done by The The Special Officer / Block Development Officer (V.P.I) / Executive Officer Santhankadu Village And, Panchayat.

(e-signed)

S.Veeramani B.D.O (V.P)

The Block

Development Officer (Special Officer),

Santhankadu Village And, Panchayat

Pattukkottai panchayat Union,

Pattukottai Taluk,

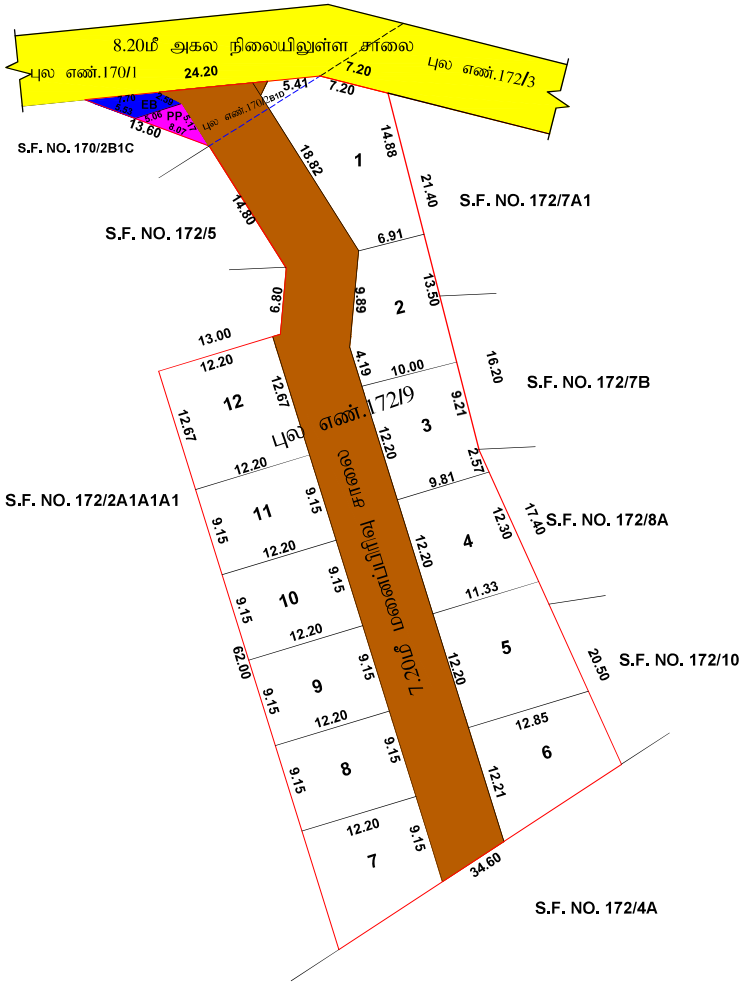
Thanjavur District.
Copy to:
C.P.Rajesh and K.J. Sandana,
No 5/4, Pallivasal Street,
Pattukkottai,
Thanjavur-614601

2. Joint Director, /Deputy Director/ Assistant Director,
No.5,Ganapathy Nagar ,South Street,
Medical College Road,
Thanjavur District.
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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.12.13 12:50:33



நகர் ஊரமைப்புத்துறை (DTCP) தஞ்சாவூர் மாவட்டம்

பட்டுகோட்டை ஊராட்சி ஒன்றியம்

தஞ்சாவூர் மாவட்டம், பட்டுகோட்டை வட்டம், மற்றும் ஊராட்சி ஒன்றியம், சாந்தாகாடு ஊராட்சி மற்றும் கிராமம், நி.அ.எண்கள். **170/2B1D, 172/9** -ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு : 1அங்குலம் = 33 அடி (1:400)

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ONLINE APPLICATION NO: HF07001L4 (29719)/2024

குறிப்பு:

மனைப்பிரிவின் பரப்பு : **2706.00** ச.மீ (அ) **29127.38** ச.அடி

சாலையின் பரப்பு : **613.99** ச.மீ (அ) **6609.00** ச.அடி

மீதமுள்ள மனையிடத்தின் பரப்பு : **2709.00** ச.மீ - 613.99 ச.மீ = 2095.01 ச.மீ

கோரிய மனைகள் **12**

ஒதுக்கிய மனைகள் : **12**

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை

பொதுஒதுக்கீடு:

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டவை:

Ⓐ பொது உபயோகம் : **12.65** ச.மீ (அ) **136.20** ச.அடி **(0.60%)**

மனைப்பிரிவு சாலை

தமிழ்நாடு மின்சார வாரியத்திற்கு தானமாக ஒப்படைக்கப்பட்டவை:

Ⓑ பொது உபயோகம் : **13.91** ச.மீ (அ) **149.70** ச.அடி **(0.66%)**

கட்டட வரம்பு : 7.20மீ முதல் 12.0மீ வரையிலான சாலைக்கு 1.50மீ விடப்படல் வேண்டும்

மூலை முடக்கு : 7.20மீ முதல் 12.0மீ வரையிலான சாலைக்கு 1.50 x 1.50மீ விடப்படல் வேண்டும்

நிபந்தனைகள்:

1. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்தத்துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்க்கொள்ளப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதப்பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்பட வில்லை என்றும், உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்..
2. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசிலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்று அறியப்பட்டாலோ அல்லது மனைப்பிரிவுக்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பும் இன்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.
3. விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும் போது இவ்வாணையின் நகலோடு நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
4. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த வித மாற்றம் விடுதலின்றி மனைப்பரிவு நுழைவாயிலில் **6' X 4'** அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரசுரிக்கப்பட வேண்டும்
5. 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.
6. அரசாணை எண்.18(ம)16 ந. நி(ம)கு. வ. துறை நாள். 04.02.2019 (ம) 31.01.2020-ன் விதிகள் அனைத்தும் பொருந்தும்.
7. அரசாணை எண்.181 வீட்டு வசதி (ம) நகர்புற வளர்ச்சி **(UD4(1))** துறை நாள்:09.12.2020-ன் படி உள்ளாட்சிக்கான சாலை, பொது உபயோக ஒதுக்கீடு மற்றும் தமிழ்நாடு மின்சார வாரியத்திற்கான பொது உபயோக ஒதுக்கீடு ஆகியன தானபத்திரம் ஆவண எண். 2712/2023 நாள்.08.12.2023-ன் மூலம் ஒப்படைக்கப்பட்டுள்ளது.
8. அரசாணை எண்.141 வீட்டு வசதி (ம) நகர்புற வளர்ச்சி **(UD4(1))** துறை நாள்:16.07.2022.
9. இம்மனைப்பிரிவில் வழக்கு இருப்பின் இம்மனைப்பிரிவு அனுமதி செல்லதக்கதல்ல
10. இம்மனைப்பிரிவின் எல்லையினை ஒட்டி நிர்நிலை இருப்பின் புல வரைபடத்தின் நிலைநிறுத்தப்பட வேண்டும்

ம. வ/ந. ஊ. உ. இ. எண்: SWP / 83 / 2025

(e-signed)
உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தஞ்சாவூர் மாவட்டம்

Signature valid Signature valid