அனுப்புநர்
திரு பா.கார்த்திக் கிருஷ்ணா பி.பிளான்.,
எம்.பிளான்.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்.5 கணபதி நகர் 2வது தெரு,
மருத்துவக் கல்லூரி சாலை,
தஞ்சாவூர் 613 007
மின்னஞ்சல் முகவரி
dtcpthanjavur@gmail.com

பெறுநர்
தலைவர், CTNRERA)
133 ஜி பிளாக்,
முதல் அவென்யூ,
அண்ணா நகர் கிழக்கு,
சென்னை 600 102

ந.க.எண்.3BOB101E/48752/2025/தமா-2 நாள்: .01.2026

ஐயா,

பொருள் மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம், தஞ்சாவூர் - தஞ்சாவூர் மாவட்டம் - பட்டுக்கோட்டை வட்டம் - பழஞ்சூர் ஊராட்சி மற்றும் கிராமம் - புல எண்.502/2A2-ல் 6966 சமீ நிலத்தில் அமைந்துள்ள ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு - சரியான மனையிடப் பரப்பு விபரம் தெரிவித்தல் - தொடர்பாக

பார்வை இவ்வலுவலக உத்தரவு ந.க.எண். 3BOB101E/48752/2025/தமா-2 நாள் 25.10.2025

மேற்காண் பொருள் தொடர்பாக பார்வையில் கண்டுள்ள இவ்வலுவலக கடிதத்தில் தஞ்சாவூர் மாவட்டம் - பட்டுக்கோட்டை வட்டம் - பழஞ்சூர் ஊராட்சி மற்றும் கிராமம் - புல எண்.502/2A2-ல் 6966 சமீ நிலத்தில் அமைந்துள்ள ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவின் உத்தரவு கடிதத்தில் மனையிடத்தின் பரப்பளவு 1883.00 சமீ என தவறுதலாக குறிப்பிடப்பட்டுள்ளது. எனவே, மனையிடத்தின் சரியான பரப்பளவு 6966 சமீ மட்டுமே என்ற விபரம் தெரிவித்துக் கொள்ளப்படுகிறது.

29/01/26

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தஞ்சாவூர்

29/01/2026

நகல்
திரு R.அசோகன்,
எண்.52 செட்டித் தெரு,
பட்டுக்கோட்டை,
தஞ்சாவூர் 614 601

Town and Country Planning Department(Planning Permission)

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

ROC No. ROC No. 36OB101E/48752/2025/TD-2/2025/TCP Date : 25/10/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development Officer (Special Officer),
Palanjur Village Panchayat,
Pattukottai Thaluk,
Thanjavur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of District Town and Country Planning - Thanjavur District - Pattukottai Taluk – Palanjur Panchayat/Village – S.F.No 502/2A2 - extent of 1883.00 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Online Application Received from ASOKAN R vide SWP No. ROC No. 36OB101E/48752/2025/TD-2, Dated: 01.09.2025

2.District Town and country planning Office, Thanjavur District Letter No ROC No. 36OB101E/48752/2025/TD-2. (Road pattern issued on dated:
03.10.2025).

3.The No Objection Certificate Obtained from The Joint director, Agricultural department, letter no.Pa. mu. Ee.1/6643/2025, dated.27.06.2025.

4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020

5.Applicants ASOKAN R submitted Gift deed document no.2775/2025 dated: 07.10.2025

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 16.10.2025 (Payment generated for Centage Fee, Development fee and Subdivision

Charges).

15.Demand generation payment on 23.10.2025. (Payment of Centage Fee, Development fee and Subdivision Charges).

16.Display Board fee paid on 24.10.2025

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

18.Approach width of road certified by the Block Development officer, pattukottai vide Roc No.47/2025/Aa2, dated.12.06.2025

With reference to the 1st Cited letter, applicants have requested for the approval of residential layout at Pattukottai Taluk, Palanjur
Panchayat/Village, S.F.No 502/2A2 to an extent of 1883.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 03.10.2025. Further the road, road
splay areas has been handed over to the Palanjur Panchayat Union local body vide gift deed doc. 2775/2025 dated: 07.10.2025. Hence, this
residential layout approval is given with below conditions.

1.As per the condition, the layout has been approved number issued as 73/2025 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 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.

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 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.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 vide Roc. No. 36OB101E/48752/2025/TD-2 as follows:

1. Scrutiny Fees Rs.10,449.00 dated.01.09.2025

2. Centage Charges Rs.12,000, dated.23.10.2025

3. Subdivision Charges Rs.16,000.00 dated.23.10.2025

4. Display Board Deposit fee Rs.1,500.00, dated.24.10.2025

5. Development Charges Rs.6,970.00, dated.23.10.2025

6. OSR Fees Rs.34,463, Dated. 18.10.2025

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 Residential Layout 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.

This Technical Concurrence issued is forwarded to your office for further action. The Applicant is requested to contact The Block Development
Officer(Special Officer), Palanjur Panchayath, Pattukottai Taluk, Thanjavur District for final order.

(e-signed)
Assistant Director,
District Town and Country Planning Office,
Thanjavur District.

Copy to:

1.Mr. R. Ashokan,

No.52, Chetty street,

Pattukottai ,

Thanjavur-614601

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,

Pattukottai Taluk,

Thanjavur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10449	01/09/2025
2	OSR Fee		
3	Centage Charges	12000.00	23/10/2025
4	Development Charges	6970.00	23/10/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	23/10/2025

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

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set