Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



# Layout Application - Final Approval Letter

Roc No: 2-2024-2025 Date: 1/2/25 11:58 AM

From:

Village Panchayat

Panchayat Office Building ,Monnaiyampatti, Thanjaur Taluk, Thanjavur -613401

To :

K.SAMIRASU
T.PALANISAMY
P.SEEMA

Online Application Number: 1922KU8W

Sir/ Madam,

Sub :

Layout – Village panchayat board Monnaiyampatti panchayat, Thanjavur- The proposal for Residential Layout with an extent of 18,392.00
Sq.m in S.F.Nos.108/1B1,2A1, 109/1A1, 1A2 and 1A3 of "NILA CAPITAL CITY"Vallam Pudur Sethi Village, Monnaiyampatti Village Panchayat, ThanjavurTaluk ,
Thanjavur District - Technical Concurrence issued - forwarded for further action-

Ref :

1.Applicants Thiru.K.Samyrasu,Thiru.T.Palanisamy,Tmt.P.Seema Application RefNo.1922KU8W(37846) dated: 12.12.2024
2.District Town and country planning Office, Thanjavur District Letter No.1922KU8W(37846)/2024/TD2.(Road pattern issued on dated: 19.12.2024).
3.Joint Director,AgriculturalDepartment,Thanajvur Letter No K.Dis/E1/12956/2024 dated 18.11.2024
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5.Applicants Thiru.K.Samyrasu, Thiru.T.Palanisamy, Tmt.P.Seema Application RefNo.1922KU8W(37846) dated:20.12.2024.(Gift deed document no.4965/2024, dated:20.12.2024)
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 WaterSupply,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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022
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:22.12.2024 (requiring payment of Centage Fee).
Ref :
15.ApplicantsThiru.K.Samyrasu, Thiru.T.Palanisamy, Tmt.P.Seema,Letter Dated: 23.12.2024 (Payment of Centage Fee).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

Body:

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the
applicant was directed
to handover the portion of land earmarked for roads, park and public purposes meant for local body and TANGEDCO vide under
reference 2nd
cited above. On receiving the gift deeds vide under reference 5th cited above, and on receiving the payment of charges such as
Centage charge
vide under reference 15th cited above, the technical concurrence is issued to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/115/2024 and enclosed
with 5 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 Tahsildar to update in
Tamilnilam website
Special Conditions
Special Conditions:-
1 As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 9th
cited above;
a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards
the cost of laying
improvements to the system in respect of road, water supply, sewage, drainage or 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.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has
laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructing

OHT, etc, provided street lights as per
the standards
prescribed by the local body in the case of other than corporation/municipalities.
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 conversion
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. EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas
other than
corporations and Municipalities after 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 as follows:
Scrutiny Fee Rs.27,588/- Dated:12.12.2024
Centage Charges Rs.28,800/- Dated:23.12.2024
Development Charge Rs.18,500/- Dated:23.12.2024
Sub-Division Charges Rs.38,400/- Dated:23.12.2024
Display Board Charges Rs.1500/- Dated:21.12.2024
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 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 powerline / 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 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 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.
List of Reservation in Approved Layouts
Area of the Layout 18,392.00 Sq.m
Allotted Plots 94
Common Reservation
Gifted to Local Body by Applicant
Proposed Roads and Splay 65791.79Sq.ft
Reserved for Local Body 680.00Sq.ft 0.51%
Reserved for TANGDCO 680.00Sq.ft 0.51%
Parks 13,306.00Sq.ft 10.07%
For Sale Plot for EWS and Plot Numbers 65 To 70, 75To94 , ( 14289.00Sq.ft - (10.81%) )

14. The layout approval Details below:
Panchayat name: Monnaiyampatti Village panchayat , Thanjavur  panchayat union, Thanjavur district.
Layout Name: “NILA CAPITAL CITY”
No of plots  : 1 to 93
Panchayar resolution No: 95 dated:30-12-2024

Copy to:
1.Thiru.K.Samyrasu,
Thiru.T.Palanisamy,
Tmt.P.Seema,
Plot No.27,2nd Street,
Citizen City,
Thirukanurpatti,
Thanjavur.613 301
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:2025.01.02 11:58:48*



## our services doesn't just end there

### Buying & Selling Services

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.



# empowering your real estate decisions with smart tools

## 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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate