Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 7/20/25 2:20 PM

From:

Village Panchayat

Echankottai

To :

MR.SIVAKUMAR,
NO.22 MARIAMMAN KOIL STREET,
ECHANKOTTAI,
ORATHANADU TALUK,
THANJAVUR.

Online Application Number: NIJ58PYD

Sir/ Madam,

Sub :

Layout – Eachankottai panchayat Office, Thanjavur- The proposal for Residential Layout with an extent of 7404.00Sq.m in R.S No.88/7B1,7B2,88/7C,89/5A1A,5A2A of Eachankottai Village and Panchayat, Orathanadu Taluk, Thanjavur District -District Town and Country Planning Office, Thanjavur Technical Concurrence issued - Final approval providing-Reg.

Ref :

1. Applicant Thiru.Sivakumar, Application Ref No. NIJ58PYD(41740) dated:04.03.2025
2. District Town and country planning Office, Thanjavur District Letter No.NIJ58PYD (41740)/2025/TD-2, (Road pattern issued on dated :29.03.2025).
Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020. 4.Applicant Thiru .Sivakumar, Application Ref No. NIJ58PYD(41740) dated: 04.03.2025.(Gift deed document no.1623/2025, dated:08.04.2025).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004 6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022.
9. Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,

Dated:07.01.2022

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 12th cited above, and on receiving the payment of charges such as Centage charge vide under reference 13th 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 Planning Permission No.22/2025 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 Tahsildar to update in Tamilnilam website Special Conditions Special Conditions:-

1. a) With reference to the 6th cited and 8th 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 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of

7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.11,106/- Dated:04.03.2025
Centage Charges: Rs.12,900/- Dated:14.04.2025
Development Charge Rs.7,404/- Dated:14.04.2025
Display Board Charges Rs.1500/- Dated:15.04.2025
Subdivision Charges:Rs.17,200/- Dated:14.04.2025
OSR Fees:Rs.5,64,084/- Dated:12.04.2025

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 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 7404.00Sq.m
Allotted Plots 41
Common Reservation

Gifted to Local Body by Applicant

Proposed Roads and Splay 5813.00Sq.m

Reserved for Local Body 40.00 Sq.m (0.76%)

Reserved for TANGDCO 27.52 Sq.m (0.52%)

Parks Payment paid to Govt. Head

For Sale Plot for EWS and Plot Numbers 01 To 40

Copy to:

1. MR.SIVAKUMAR,
   NO.22 MARIAMMAN KOIL STREET
   ECHANKOTTAI,
   ORATHANADU

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:2025.07.20 14:20:33