PP APPROVAL RECORD

Planning Permission

Karikadu

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
288.00 Sq.m

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

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

ROC No. 0XEXOZHG (34845)/2024/TCP Date : 18/10/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Pattukittai Municipality,
Thanjavur District.

Sir/ Madam,

Sub : Residential Site Sub-Division Approval - District Town and Country Planning Office Thanjavur District - The Proposed Residention Sub-Division with an extent of 288.00 Sq.m in Ward : D - Block : 21 - T.S. No. 25/15, at Nadiyampalpuram, Karikadu Village, Pattukottai Taluk and Municipality, Thanjavur District - Technical Concurrence issued - forwarded for further action - Regarding.

Ref : 1. Applicant Tmt. Mr.Mehazabeen M vide application reference No. 0XEXOZHG (34845) dated 24.09.2024

2. District Town and Country Planning office Road Pattern issued Letter No. 0XEXOZHG (34845) dated : 10.10.2024

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

4. G.O. (Ms) No. 138, Housing and Urban Development Department, Dated: 04.06.2004.

5. G.O. (Ms) No. 79, Housing and Urban Development Department, Dated: 04.05.2017.

6. G.O. (Ms) No. 18 and 16, Municipal Administration and Water supply Department dated 04.02.2019 and 31.01.2020.

7. G.O. (Ms) No. 181, Housing and Urban Development [UD4(1)] Department Dated 19.12.2020

8. G.O. (Ms) No. 141, Housing and Urban Development [UD4(1)] Department Dated 16.07.2022

9. Government Letter No.19113 / Nov 4 (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.

12 Demand payment Request Letter, Dated:17.10.2024.(requiring payment of OSR fee and Centage Fee).

13. Applicant Tmt. Mr.Mehazabeen M vide application reference No. 0XEXOZHG (34845) paid through Online on 17.10.2024 (payment of OSR fee and Centage Fee).

14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the technical concurrence is issued to the said Site Approval subject to

the following conditions.

1. As per the condition, the Site Approval has been approved and approved number issued as DTCP/TNJ/SWP/99/2024 and enclosed with 2 set of original maps

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 Site Approval map to the concerned registration department office and land survey department for
information and approprate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

5. As per circular cited in 11th, 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 8th cited and as per the provisions stipulated in Rule 47(7)(a) and 47(8), of Tamil Nadu Conbine Development and Building Rules – 2019 vide reference
under 6th 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 9th cited and 10th 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. 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.

5. 5.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs. 432/- Dated: 21.09.2024
Centage Charges: Rs. 300/- Dated. 17.10.2024
Development Charges: Rs. 228/- Dated. 17.10.2024
OSR Charges: Rs. 255888/- Dated. 17.10.2024
Sub Division Charges Rs. 500/- Dated. 17.10.2024

Layout Condition :

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. 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.

9. 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.

Copy to :

1. Tmt. Mehazabeen M
   No.119/9, Sivabakkiyathammal Nagar,
   R.S Road, Karikadu, Nadimuthunagar Post,
   Pattukottai,

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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	432	21/09/2024
2	OSR Fee	255888	17/10/2024
3	Centage Charges	300.00	17/10/2024
4	Development Charges	228.00	17/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	500.00	17/10/2024

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

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.