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Layout Application - Final Approval Letter

Roc No: 01 / 2024-2025

Date: 12/24/24 2:41 PM

From:

Village Panchayat

Panchayat Office Building Komagalam Village, Ramjeenagar Post, Viralimalai Taluk, Pudukkottai District

To :

Ruby Lucia J,
W/o A.Joseph Irudayaraj,
No.1-34/B21E2,
Mela Agraharam Street,
Ariyalur -621704

Online Application Number: 2ZCT70GW

Sir/ Madam,

Sub :

Layout - District Town and Country Planning – Pudukkottai District - Viralimalai Taluk – Komangalam Panchayat / Village S.F.No:159/2, 160/2 - extent of 20550.00Sqm - Final Order issued - Reg.

Ref :

1.Applicants Tvl.Ruby Lucia J, Online Application No. 9DSTPDOH, dated 12.08.2024.
2.District Town and country planning Office, Pudukkottai District Letter No. (Road pattern issued on dated: 22.10.2024).
3.Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai Technical clearance issued Rc No.2ZCT70GW/2024/TCP Date.15.11.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout Pudukkottai District,
Viralimalai Taluk, Komangalam Panchayat / Village S.F.No:159/2, 160/2 - extent of 20550.00Sqm
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy
Director on 22.10.2024. Further the applicants Tvl.Ruby Lucia J, has gift deed the road, road splay areas and Public purpose
has been handed over to the President Komangalam Panchayat local body on.28.10.2024

Hence, this residential layout has
been approved with below 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 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.

Village



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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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Vastu & Property Management Tools

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