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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: MJWJ0RSG/37285/2024/TD-2/2024/TCP

Date: 12/14/24 6:07 PM

From:

Village Panchayat

Kamarajapuram, Pasupathikoil. Pasupathikoil Post 614206

To :

Mr. K HARIHARAN (Power Agent)
NO, 90/3 KEELA VEETHI,
THIRUVAIYARU-613204

Online Application Number: MJWJ0RSG

Sir/ Madam,

Sub :

Final Approval No:26, Total plots No-41 The proposal Residential Layout with an extent of, 7150 Sq.m in S.F.No 273/5, 276/10- Pasupathikoil-1 Village – Pasupathikoil panchayat ,Papanasam Taluk, Papanasam PanchayatUnion issued - for Final approval-Reg.

Ref :

Applicants Mr. K HARIHARAN (Power Agent), Dated: 14.11.2024, received via single window portal. Online Application Ref No: MJWJ0RSG/37285/2024/TD-2/2024/TCP

Body:

Joint Director / Deputy Director / Assistant Director District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout in Pasupathikoil-1 Village ,Pasupathikoil panchayat, Papanasam Taluk ,Papanasam Panchayat Union - S.F.No 273/5, 276/10- extent of 7150 Sq.m - Applicant Mr. K HARIHARAN (Power Agent), OnlineApplication RefNo.MJWJ0RSG/37285/2024/TD-2/2024/TCP Dated: 14.11.2024, received via single window portal.-the layout has been approved and approved number issued as DTCP/TNJ/SWP/111/2024Thanjavur District. so Pasupathikoil Village Panchayat President isssued the final approval for the 41 Residential plots with an extent of 7150 sq.m in, Pasupathikoil-1 Village ,Pasupathikoil panchayat ,Papanasam Taluk, Papanasam PanchayatUnion -ThanjavurDistrict.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has beenrequested 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 conversioncharges, before issuing the final order. So above mentoined amount are collected .Therefore it is hereby order the final approval for the 41 Residential plots with an extent of 7150 sq.m in,Pasupathikoil-1 Village ,Pasupathikoil panchayat ,Papanasam Taluk, Papanasam PanchayatUnion -ThanjavurDistrict.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to theLayout Plan approved by the DistrictTown 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 asper 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 theroad or as shown on the approvedLayout 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 theright 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 copyof proof (gift deed document) ofhandover 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 approvedlayout 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 boardalong with the details ofresolutionnumber 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 alsosubmitted that no right can be asserted onthe 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 incorrector if there is a situation where thePlanning Permission / Concurrence approval for the plot may be affected, the planning permission/concurrence approval grantedto the layout will be cancelled bythe 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 becompulsorily provided to the purchasers while selling plots for sale.
14. layout Approval charge Rs43000 & layout inspection charge Rs 3000 paid at 14.12.2024
15.panchyat resolution no : 26/13.12.2024

The Village Panchayat President
Pasupathikoil panchayat,Papanasam Taluk

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2024.12.14 18:07:55

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

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