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Layout Application - Final Approval Letter

Roc No: V1TCQK2O

Date: 12/14/24 6:00 PM

From:

Village Panchayat

Panchayat Office Building Thirunaraiyur Village, Nachiyarkovil Post, Kumbakonam Taluk - Thanjavur District

To :

1. Tmt. Packeer Beevi
3/958, 3rd Street,Bhava Nagar,
Thirunaraiyur,Kumbakonam Taluk,
Thanjavur District-610106

Online Application Number: V1TCQK2O

Sir/ Madam,

Sub :

Final Approval No:108, Total plots No-16 The proposal forResidential Layout with an extent of,4650 sq.m in (S.No.245/1A1, 245/1A2)– of Thirunaraiyur Village – Thirunaraiyur Village Panchayat – Kumbakonam Taluk. Thirunaraiyur Panchayat, issued - forwarded for further action - Final approval-Reg.

Ref :

Applicant Tmt. Packeer Beevi Online Application Ref No.VITCQK2O (25382) 2024, dated.24.03.2024

Body:

Joint Director / Deputy Director / Assistant Director District Town and Country Planning Office, Thanjavur-
The proposal for Residential Layout with an extent of 4650 sq.m in(S.No.245/1A1, 245/1A2) –ofThirunaraiyur Village – Thirunaraiyur Village Panchayat – Kumbakonam Taluk, Applicant Tmt. Packeer Beevi Online Application Ref No.VITCQK2O (25382) 2024, dated.24.03.2024-the layout has been approved and approved number issued as DTCP/TNJ/SWP/28/2024Thanjavur District. so Thirunaraiyur Village Panchayat President isssued the final approval for the 16 Residential plots with an extent of 4650 sq.m in (S.No.245/1A1, 245/1A2)– of Thirunaraiyur Village – Thirunaraiyur Village Panchayat – Kumbakonam Taluk -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 16 Residential plots with an extent of 4650 sq.m in (S.No.245/1A1, 245/1A2)– of Thirunaraiyur Village – Thirunaraiyur Village Panchayat – Kumbakonam Taluk -Thanjavur District.

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 Rs19000 & layout inspection charge Rs 1500 paid at 14.12.2024
15.panchyat resolution no : 108/06.11.2024

The Village Panchayat President
Thirunaraiyur ,Kumbakonam Taluk

Village



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

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

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