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Layout Application - Final Approval Letter

Roc No: GN8F3IKY(30383)/ 2024/TD-2/2024/TCP - 3

Date: 6/23/25 5:31 PM

From:

Executive officer

36,Main Road,Sholapuram,Kumbakonam(Tk),Thanjavur(Dt),612503

To :

K.Saminathan
No.45/33, Periya Thambi Nagar,
3rd Cross Street, Dr.Moorthy Road,
Kumbakonam,
Thanjavur District.

Online Application Number: GN8F3IKY

Sir/ Madam,

Sub :

Residential Layout – Thanjavur District – Sholapuram Town Panchayat - Town and Country Planning Office, Thanjavur Technical Concurrence Issued for Residential Layout with an extent of 8816.00 Sq.m in S.F.No.162/2B of Cholapuram Village, Cholapuram Town Panchayat, Kumbakonam Taluk and Thanjavur District - Final Approval Reg.

Ref :

1. Applicant Mr. K. Saminathan, Application Ref No. GN8F3IKY(30383) dated: 30.07.2024
2. District Town and country planning Office,Thanjavur District Letter No.GN8F3IKY (30383)/2024/TCP (Road pattern issued on dated:16.08.2024).
3. Joint Director, Agricultural Department, Thanjavur Letter No K.Dis/E1/7996/2024 dated: 19.07.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr.K.Saminathan, Ref No.GN8F3IKY(30383, dated:30.08.2024 (Gift deed document no.1315/2024 dated:28.08.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. G.O.18,Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated:31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated:09.12.2020 & 16.07.2022.

11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request Letter, Dated:31.08.2024 (requiring payment of Centage Charge, Development Charge, Subdivision Charge).
15. Applicants Mr.K.Saminathan, Ref No.GN8F3IKY(30383) Letter Dated:02.09.2024 (Payment of Centage Charge, Development Charge, Subdivision Charge).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.
17. Joint Director / Deputy Director/ Assistant Director District Town and Country Planning Thanjavur Roc No.GN8F3IKY (30383) 2024/TD-2/2024 TCP Datrd:05.09.2024
18. Sholapuram Town Panchayat Resolution No.396 Dated:27.03.2025

Body:

Thanjavur District cholapuram Town Panchayat Residential Layout with an extent of 8816.00 Sq.m in S.F.No.162/2B of Cholapuram Village Kumbakonam Taluk and Thanjavur District. Technical map and Technical Approval Roc No.GN8F3IKY (30383) 2024/TD-2/2024/TCP Dated:05/09/2024 and Town panchayat resolution No.396 Dated:27/03/2025 is hereby approved to set up a residential plot Layouts.
LAYOUT CONTITIONS
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 allow 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 hand over 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'x4' 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 owner ship 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 thePlanning 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.
Thanjavur District
Sholapuram Town Panchayat.

Executive officer



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.



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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

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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