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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 7/1/24 11:51 AM

From:

Village Panchayat

Pothakkudi

To :

Thiru.S.M.Syed Mansurdeen, Pothakkudi
NO.354.Muhamad Ali Street,
Agarapothakkudi,Ayikudi,
Pothakkudi,
Koothanallur Taluk, Thiruvarur District.

Online Application Number: 4KKNXQFW

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of
3500.00. Sq.m in S.F.No31/6A of Sekarai village - Pothakkudi Panchayat, Needamangalam Panchayat Union, Koothanallur
Taluk, Thiruvarur District – Technical Concurrence issued - Final Approved - Reg

Ref :

1. Applicant Thiru.S.M.Syed Mansurdeen, Pothakkudi Application Ref No: 4KKNXQFW (25510/2024/TVR) dated: 09.02.2024.
2. District Town and country planning Office, Thiruvarur District Letter No: 4KKNXQFW (25510/2024/TVR) dated: 26.02.2024.
(Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No. 1606/2018/F1, Dated 18.02.2022
5. The Executive Engineer, Vennar Basin Division, Letter.No. 514M/DB/F120(NOC) / 2022/D1 / Dated. 06.09.2022
6. The Block Development Officer, Needamangalam Letter ROC No.311/2022/A2/Dated 06.10.2022(Road certificate)
7. Applicant Thiru.S.M.Syed Mansurdeen, Pothakkudi Application Ref No: 4KKNXQFW (25510/2024/TVR) (Gift deed Document
no: 569/2024 dated 25.03.2024).
8. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated:

24.12.2020.
9. G.O.138, Housing and Urban Development Department, Dated:
04.06.2004
10. 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.
11. G.O.141, Housing and Urban Development Department, Dated:
23.09.2020.
12. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.
13. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban
Ref :
Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning,
letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.
320/ 2022/TCP3, Dated: 07.01.2022.
16. Demand payment Request Letter, Dated: 26.02.2024 and 27.03.2024 (Requiring payment of OSR Fee and Centage Fees).
17. Applicant Thiru.S.M.Syed Mansurdeen, Pothakkudi Application Ref No: 4KKNXQFW (25510/2024/TVR) Dated 26.03.2024
and 27.03.2024 (Payment of OSR Fee and
Centage Fees).
18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
19.Podakudi panchayat Resulation No:05/18.06.2024

Body:

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and
after perusing the records and after
conducting inspection the applicant was directed to handover the portion of land earmarked for roads, Parks and for the public
purposes meant for local body and
TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed soft copy from the applicant vide through online 7th cited above, and on receiving the payment of
charges such as OSR Fee and Centage
charges vide under reference 17th cited above, the Technical Concurrence is issued to the said layout subject to the following
conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP No:
21/2024. The approved layout Plan is
enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 7th cited above to
the concerned Local body and it
has been forwarded with it for further action.
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 layout map to the concerned registration
department office and land survey
department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 15th, it is requested to send the proceeding orders and maps to the concerned Thasildar to update in
Tamilnilam website Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 12th cited and as per the provisions stipulated in Rule

47(11) of TNCDBR – 2019 vide
reference under 10th cited above.
1. 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 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of
earmarked road, S.F.No sub division in favour 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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously.
5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has
been requested 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 conversion
charges, before issuing the final
approval.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees -
09 Collections
(DPC: 0217-60-800-AS 22709)
6. 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.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 5,250/- Dt. 09.02.2024
OSR Fee : Rs. 909/-Dt.26.03.2024
Centage Charges : Rs. 4,800/ -Dt. 27.03.2024
Display Board charges : Rs. 1,500/ -Dt. 27.03.2024
Armed Force Flag Day Fund : Rs. 2,000/- (Receipt no.
FD/FUND/35336 Dated:
27.03.2024)

Layout 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 splays 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.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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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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.