PP APPROVAL RECORD

Planning Permission

Survey 63/3C and 17 more

Vallam North, Thanjavur taluk

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. 5JK57A8S(63615)/2026/TCP Date : 07/04/2026

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

Executive Office,
Vallam Town Panchayat,
Thanjavur Taluk and District

Sir/ Madam,

Sub : Layout – District Town and Country Planning Office, Application received for the approval of Fesidential Layout-Comprised in S.F.No. 63/3C, 63/6A, 63/7A, 63/8, 63/9, 63/10B, 63/11, 63/12, 63/13, 63/14, 63/15, 63/16A, 63/6B, 66/1, 66/2, 66/3, 66/4, 66/5A, 66/5B2 and 66/9 of Vallam North Village, Thanjavur Taluk and Thanjavur District –Extent:12.27Acre-Revised Plot Pattern Technical Concurrence issued - forwarded for further action-Reg

Ref : 1.The Layout Proposal received through online vide reference 5JK57A8S/2026 dated:24.03.2026

2.The Assistant Director,Thanjavur District Town and Country Planning Office Inspection Report of Online Application No. 5JK57A8S/2026 dated:25.03.2026

3.Online Application No.54RKD69J/2023/TCP12 dated:25.06.2023(Road Pattern Issued)

4.Applicant Mr.V.Shanmugaprabu,Gift Deed No:4289/2023, Dated:26.10.2023

5. G.O.138, Housing and Urban Development Department, Dated:4.6.2004

6. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019

7. G.O.16,Department of Municipal Administration and WaterSupply, Dated:31.01.2020

8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10. Government Letter No.19113 / Nov 4 (3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Online Application No.54RKD69J/2023/TCP12 Dated:13.12.2023(Road Pattern Issued)

13. Joint Director, Agricultural Department, ThanajvurLetter No K.Dis/ E1/6153/2023 dated:14.06.2023

14.Circular from the Director of Town and Country Planning, Roc.No. 19799 / 2020, Dated: 24.12.2020.

15.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017

16.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

17.Demand payment Request Letter, Dated: 27.03.2026 (requiring payment of Charges).

18.Applicant Mr.V.Shanmugaprabu, Letter Dated:27.03.2026 (Payment of Charges).

19.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

1.The Online application received for the issuance of concurrence for the Revised residential layout vide under reference 1st cited above,The Assistant Director of Thanjavur District
Town and Country Planning Office has recommended the proposal with a site Inspection remarks.Based on the Assistant Director of Thanjavur District Town and Country Planning
Office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road,park local body and TANGEDCO to the appropriate
authority vide reference 3rd cited above.On receiving the gift deed soft copy from the applicant through online,the following order of concurrence for the proposed layout is issued.
2.Concurrence is issued along as per layout conditions mentioned below.The concurrence number assigned to the layout is LP/DTCP No.54/2026(This is revised as LP/DCTP
No.114/2023).The approved layout plan is enclosed herewith for taking further action in the regard.The applicant should submit the original Gift deed of 4th cited above to the
concerned local body.
3.After issuing the final approval duly following the procedure,the local body is requested to send a copy of final approval to this oofice as per the condition No.9(b) of the layout.
4.Also,the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate
action/information.
5.The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
6.As per circular cited in 16th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions
Special Conditions:-
1.a)With reference to the 7th,8th and 10th cited letter,if the located site lies in the Municipal/Corporation areas:Collecting the necessary fees including the Charges for providing
amenities like roads,storm water drains and street light from the applicants after collecting the necessary fees the final layout sketch,permit of planning authority along with approval
of Local Body shall be issued to the applicant(s) directly.
b)Other than Municipal/Corporation areas:Shall collect the necessary fees and issue the final layout sketch,permit of planning authority along with the permit of local body to the
applicant(s)directly,only after ensuring that the applicant lays tar roads,provide other amenities like storm water drains,water supply facilities by constructing required OHT,provide
necessary street lights etc., as per the standards specified by the local body.
2.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged.But in rural areas, if the EWS plots are not sold after more thean 3yeats,after the
plot approval,as per G.O.16,Municipal Administration and Water Supply Department, Dated:31.01.2020,should be applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road,park areas S.F.No sub-division in favor
concern local body.
4. 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.
5. 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.
6.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)
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Previons Payment Table:
Scrutiny Fee: Rs.78000/- Dated:11.07.2023
Centage Charges: Rs.78,000/- Dated: 27.12.2023

Scrutiny Fee: Rs.74,475/- Dated:24.03.2026
Development Charge Rs.49,660/- Dated:27.03.2026
Display Board Charges:Rs.1500/- Dated:27.03.2026
Sub-Division Charges:Rs.1,10,800/- Dated:27.03.2026

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 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 powerline / 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 for 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.
List of Reservation in Approved Layouts
Description Area Percentage
Area of the Layout 12.27Acre -- --

Allotted Plots 275 -- --
Common Reservation
Gifted to Local Body by Applicant -- -- --
Proposed Roads and Splay 161095.95Sq.m
Reserved for Local Body 171.62Sq.m 0.51%
Reserved for TANGDCO 170.00Sq.m 0.51%
Parks 3390.54Sq.m 10.11%
For Sale Plot for EWS and Plot Numbers 47 To 50,67 To 74, 84 To 91,94 To101,234 To243,246,264 3463.97Sq.m 10.33%

Assistant Director,
District Town and Country Planning Office,
Thanjavur District.

Copy to:
1. Thiru.V.Shanmugaprabu,
Vikas Mantra Properties &Infrastructure PVt Ltd,
No.27,1st Floor,
10th Avenue,Mambalam,
Chennai.600 083.
2. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133,G-Block,1Avenue,
Anna Nagar(East),
Chennai.600 102

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	74475	24/03/2026
2	OSR Fee		
3	Centage Charges		
4	Development Charges	49660.00	27/03/2026
5	Display Board Charges	1500.00	27/03/2026
6	Satellite town charge		
7	Sub Division Charge	110800.00	27/03/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.