

PP

APPROVAL RECORD

Planning Permission

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. 9TG7NXU3 (63932)/2026/TCP

Date : 13/05/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Executive Officer
Thirupuvanam Town Panchayat,
Thiruvidaimaruthur Taluk,
Thanjavur District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office Thanjavur District - Application received for the Proposed Residential Layout in Non-Planning Area - Thanjavur District, Thiruvidaimaruthur Taluk - Thirupuvanam Town Panchayat and Village, S.F.No., 1/1A1B2, 1/1A2B, 1/1A3B, 1/1B1B, 1/1B2B, 1/1B3B, 1/2B, 1/3A1A, 1/3A1C1, 455/3A2B, 456/1A1A1, 456/1B1A, 457/1A1 – Site Extent of 6.82 Acres, (27,608 sq.m) - Planning Permission issued - Approved Layout Plan and connected records forwarded – Regarding.

Ref : 1. Application of Thiru. K Soundararajan, applied for Proposed Residential Layout vide online application No. 9TG7NXU3 (63932), dated 02.04.2026.

2. The Assistant Director, Thanjavur District Town and Country Planning Office, Thanjavur, has inspected the site and submitted the inspection report, and the proposal was forwarded to the Head Office on 22.04.2026.

3. The Road Pattern Approval was issued by the Director, Directorate of Town and Country Planning, Chennai, on 27.04.2026.

4. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2020.

5. Applicant Thiru. K Soundararajan, letter, dated 05.05.2026, enclosing Registered Gift Deed Document No. 1738/2026, Dated: 04.05.2026.

6. The Technical Concurrence was issued by the Director, Directorate of Town and Country Planning, Chennai, vide online application No. 9TG7NXU3/ 2026 / TCP12, dated 07.05.2026.

7. G.O. (Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.

8. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply and Department, dated 04.02.2019 and 31.01.2020.

9. G.O. (Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.

10. G.O. (Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.

11. G.O. (Ms) No. 79, Housing and Urban Development Department, dated 04.05.2017.

12. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, dated 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc. No. 320/2022/TCP3, dated 07.01.2022.

15. The Assistant Director, Thanjavur District Town and Country Planning Office, issued Demand Payment Request Letter dated 08.05.2026, requesting remittance of Centage Fee, Development Fee Subdivision Fee, Display Board Fee, and Flag Day Fund charges.

16. The applicant, Thiru. K Soundararajan, has remitted the required charges towards Centage Fee, Display Board Fee, and Flag Day Fund vide receipt/letter dated 08.05.2026.

17. Circular from the Director of Town and Country Planning, Roc. No. 4367/2019/TCP2, dated 14.10.2019.

The online application submitted by Thiru. K Soundararajan, for approval of the proposed Residential Layout under reference 1st cited was examined in detail. The Assistant Director, District Town and Country Planning Office, Thanjavur, after conducting site inspection, recommended the proposal with inspection remarks. Based on the said recommendation, Road Pattern Approval was issued directing the applicant to execute and hand over the lands earmarked for roads, park, Local Body purpose and TANGEDCO purpose to the concerned authority. Subsequently, the applicant has executed and submitted the Gift Deed in respect of the lands reserved for public purpose. The proposal was therefore processed further and Technical Concurrence was issued by the Director of Town and Country Planning, Chennai.

Technical Concurrence is hereby issued subject to the layout conditions mentioned below. The concurrence assigned for the proposed layout is LP/DTCP No.82/2026. The approved layout plan is enclosed herewith for taking further necessary action in this regard.

Subsequently, the Assistant Director, District Town and Country Planning Office, Thanjavur, issued Demand Payment Request Letter, requesting remittance of Centage Fee, Development Fee Subdivision Fee, Display Board Fee, and Flag Day Fund charges at 15th cited.

The applicant, Thiru. K Soundararajan, has remitted the prescribed charges towards Centage Charges, Development Charges, Sub-Division Charges, Display Board Charges and Flag Day Fund as per the Demand Payment Request Letter 16 cited.

As the applicant has complied with all the stipulated conditions and remitted the prescribed charges, Planning Permission is hereby accorded for the proposed Residential Layout by assigning Approval No. DTCP/TNJ/SWP/R/47/2026, subject to the conditions mentioned below. The approved Layout Plan in original (2 sets), along with the proceedings and connected Gift Deed documents, are forwarded herewith to the Executive Officer, Thirupuvanam Town Panchayat, for taking further necessary action under the provisions of the Tamil Nadu Town and Country Planning Act, 1971 and the Tamil Nadu Combined Development and Building Rules, 2019.

Further, when the final approval is accorded by the Local Body, a copy of the conditions of approval shall be sent to this office immediately, as per Condition No. 9(b).

After approval by the Local Body, the approved Residential Layout Plan shall be forwarded to the concerned Registration Department Office and Land Survey Department for information and necessary action.

An acknowledgement of receipt for the maps and proceedings orders shall be sent to this office.

As per the Circular cited in reference 11th above, the proceedings orders and layout maps shall be forwarded to the concerned Tahsildar for updating the details in the Tamil Nilam website.

Special Conditions:

1. a) With reference to the 6th and 8th cited Government Orders, if the site is located within Municipal / Corporation limits, the Local Body shall collect the necessary fees, including charges for providing amenities such as roads, storm water drains, and street lights, from the applicant(s). After collection of the prescribed fees, the final layout sketch, Planning Authority permit, along with the approval of the Local Body, shall be issued directly to the applicant(s).

1. b) In areas other than Municipal / Corporation limits, the Local Body shall collect the necessary fees and issue

the final layout sketch, Planning Authority permit, along with the Local Body permit, to the applicant(s) only after ensuring that the applicant has laid tar roads, provided storm water drains, provided water supply facilities, including construction of the required Over Head Tank (OHT), and provided street lights, all as per the standards specified by the concerned Local Body.

2. The concerned Local Body shall issue final approval only after transfer and sub-division of the lands earmarked for roads, parks and public purpose areas in favour of the Local Body.

3. The Government of Tamil Nadu, in G.O. (Ms) No. 112, Housing and Urban Development Department, dated 22.06.2017, has approved the Tamil Nadu Real Estate (Regulation and Development) Act, 2016. Accordingly, The applicant/promoter shall comply with the provisions of the Tamil Nadu Real Estate (Regulation and Development) Act, 2016 and shall register the project with TNRERA before advertisement, marketing or sale of plots.

5. As per Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning has not legally certified the title or ownership of the property by granting planning permission. Only the entitlement of the applicant for development is verified based on the documents submitted (such as sale deed, gift deed, lease deed, etc.). Any person intending to purchase the property shall independently verify the title and ownership. Any dispute arising out of ownership or title shall be settled before the competent court of law, and the Directorate of Town and Country Planning shall not be responsible for deciding such disputes.

6. EWS plots shall be sold only for the intended EWS purpose. Amalgamation of EWS plots shall be permissible only in areas other than Corporations and Municipalities, and only after a period of three (3) years. In such cases of amalgamation, the planning parameters applicable to EWS areas shall not apply.

As per the provisions of the Tamil Nadu Combined Development and Building Rules, 2019, the following fees and charges have been collected from the applicant(s), as detailed below:

1. Scrutiny Fee	: 41,412.00	Dated : 02.04.2026
2. Centage Charges	: 48,000.00	Dated : 08.05.2026
3. Development Charge	: 27,608.00	Dated : 08.05.2026
4. Sub-Division Charges	: 64,000.00	Dated : 08.05.2026
5. Display Board Charges	: 1,500.00	Dated : 08.05.2026

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments, or further sub-division of plots contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be made without obtaining prior approval from the District Town and Country Planning Office.

2. The corners of plots located at the junction of two roads shall be laid with the required splay, as shown in the approved Layout Plan.

3. No plot shall be sold, leased, transferred in any manner, nor shall any building be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in the approved Layout Plan shall be used only for construction of residential houses, except the plots earmarked for public purposes. Further, in cases where land use change is permitted, only those developments permissible under the Residential Use Zone as per TNCDBR, 2019 shall be allowed by the Local Body, after obtaining prior approval from this Department.

5. If any Low Voltage / High Voltage power line or telegraph line passes through the plots, the same shall be shifted to the edge of the road or as indicated in the approved Layout Plan, at the applicant's cost.

6. The hollow / low-lying portions of the layout shall be raised to the street level.

7. On all streets exceeding 7.20 metres in width, shade trees shall be planted within 1.00 metre from the road

boundary and at intervals not exceeding 9.00 metres, as per norms.

8. The applicant shall obtain necessary approval for the layout. Further, before construction of any building, the individual plot owners shall obtain Building Planning Permission from the competent Local Body / Planning Authority before commencement of any building construction.

9. a) As only planning permission has been accorded by the District Town and Country Planning Office, any dispute relating to ownership or right over the land shall be examined and decided by the concerned Local Body / competent authority.

9. b) After the plots are approved by the Local Authority, a copy of the approval shall be sent to this office along with proof of handing over public open spaces, such as Gift Deed documents, to the concerned Local Body.

10. After obtaining approval of the Layout Plan from the District Town and Country Planning Office, the approved Layout Plan shall be permanently displayed at the entrance of the layout for public view through a 6' x 4' permanent display board, without any alteration, showing the approval number and date.

11. Land ownership is considered only based on the ownership documents submitted by the applicant. Hence, no right shall be claimed merely on the ground that sub-division approval has been granted, where there is no valid title to the land.

12. If any land ownership proof or documents submitted are found to be incorrect, or if circumstances arise affecting the validity of the Planning Permission, the approval granted shall be cancelled by the District Town and Country Planning Office after following due process of law.

13. A copy of the approved Layout Plan along with a copy of this Order shall be mandatorily provided to the purchasers at the time of sale of plots.

List of Reservation in Approved Layouts

Area of the Layout : 27608.00 Sq.m

Allotted Plots : 135 Including EWS

Common Reservation Gifted to Local Body by Applicant : 2123.79 Sq.m (10.02%)

Proposed Roads and Splay : 6413.64 Sq.m (23.23%)

Reserved for Local Body : 106.60 Sq.m (0.50 %)

Reserved for TANGEDCO : 106.60 Sq.m (0.50 %)

Assistant Director /Member Secretary,
District Town and Country Planning Office,
Thanjavur District.

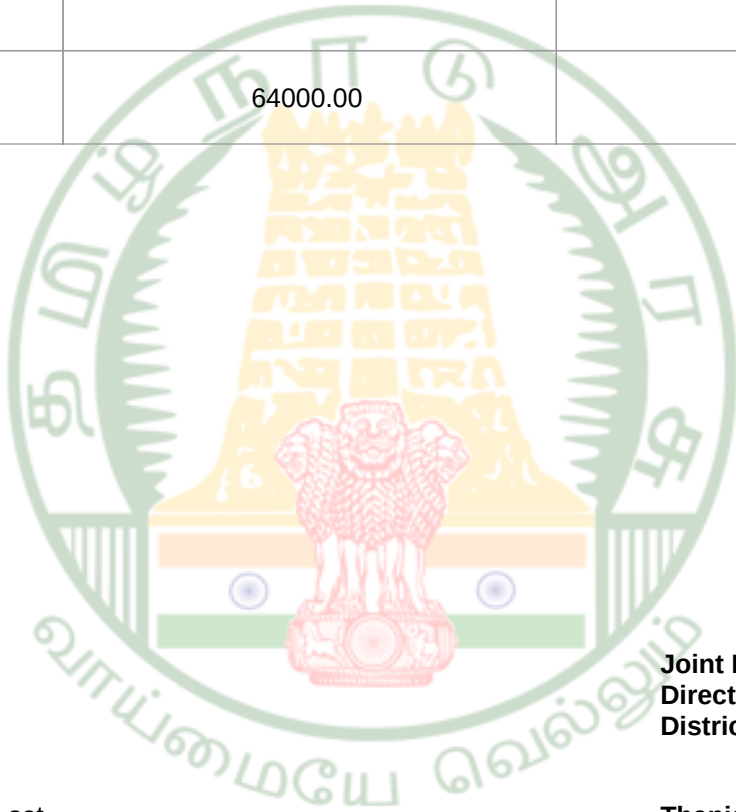
Copy To:

Thiru. K Soundararajan,
No:85/102,Ullur,
Kumbakonam,
Thanjavur – 612 001

1. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.133, G-Block, I Avenue
AnnaNagar (East), Chennai - 600 102

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	41412	02/04/2026
2	OSR Fee		
3	Centage Charges	48000.00	08/05/2026
4	Development Charges	27608.00	08/05/2026
5	Display Board Charges	1500.00	08/05/2026
6	Satellite town charge		
7	Sub Division Charge	64000.00	08/05/2026



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

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

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](#)



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



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.

