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.

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Town and Country Planning Department(Planning Permission)

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

ROC No. GGN7BGXL(68678)/2026TD-2/2026/TCP Date : 25/08/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development Officer(Special Officer),

Nanjikottai &Vilar Panchayat,

Thanjavur Panchayat Union,

Sir/ Madam,

Thanjavur District.

Sub : Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 21.97Acre in S.F.Nos. 256/1A2B2,2A,2B1A,2B1B,2B1C,2B2,2C,257/1A,2B,2C,258/3B1 at Nanjikottai Panchayat and Village and S.F.Nos.39/1A1, 1B,1C,1D,2A1, 2A2,2B,3A1,3A2,3B,3C of Vilar Panchayat and Village, Thanjavur Taluk and Thanjavur District - Planning Permission issued - forwarded for further action-Reg

Ref : 1.Applicant Thiru.P.Raja,Thiru.A.James & Thiru.K.Nanjivaradarajan, Application Ref No. GGN7BGXL(68678) dated:17.07.2026

2.The Assistant Director,Thanjavur District Town and Country Planning Office Inspection Report of Online Application No. GGN7BGXL(68678) dated:23.07.2026

3.Directorate of Town and country planning Office, Chennai Letter No. GGN7BGXL(68678)2026/TD2(Road pattern issued on dated:05.08.2026).

4.Applicant Thiru.P.Raja,Thiru.A.James & Thiru.K.Nanjivaradarajan, Application Ref No. GGN7BGXL(68678) dated:09.08.2026.(Gift deed document no.5081/2026&5082/2026 dated:08.08.2026).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.G.O.18,Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

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

8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022

9.Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.

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

11.Directorate of Town and Country Planning,Chennai Letter Roc No.26758/2025/TCP-12,Dated:02.12.2025

12.G.O(Ms)No.155,Housing and Urban Development(DD4 (1)), Dated:8.10. 2025

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

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

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

16.Directorate of Town and Country Planning Department ,Chennai Letter Plot Pattern Technical Concurrence SWP Application No.GGN7BGXL/2026/TCP12, Dated:18.08.2026

17.Demand payment Request Letter, Dated:13.08.2026&20.08.2026 (requiring payment of Charges).

18.Applicant Thiru.P.Raja,Thiru.A.James & Thiru.K.Nanjivaradarajan, Application Ref No. GGN7BGXL(68678), Letter Dated:13.08.2026 &20.08.2026 (Payment of Charges).

1.The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above,The Assistant Dirdtor of Thanjavur District Town and Country Planning Office has recommended the proposal with a site inspection remark.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.The Concurrence is issued along as per layout conditions mentioned below.The concurrence number assigned to the layout is LP/CTCP No.112/2026.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 office.

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.

The Online application was forwarded from DTCP Thanjavur to CTCP,Chennai with inspection as report as letter 2nd cited.The 16th reference Technical Concurrence has been issued by the CTCP on 18.08.2026.Demand letter was sent to applicant on the reference 17th cited cited above, and on receiving the payment of charges such as Centage charge vide under reference 18th cited above, the Planning Permission is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/TLPA/14/2026 and Planning Permission No.43/2026 and enclosed with 2 set of original maps and gift deeded documents 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 acknowledgment of receipt of receiving Maps and Proceeding orders.

5.As per circular cited in 13th, 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 6th cited and 8th 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 lights 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 ot sold after more than 3years,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 9th cited and 10th 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.The Government Orders and Circulars referred to in the references cited above shall be followed scrupulously

7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs.1,33,376/- Dated:

Centage Charges: Rs.1,02,000/-, .&.7500,E.Challan No.20260820036598 . ,.1,09,500/- Dated:13.08.2026 Dated:20.08.2026

Development Charge Rs.88,920/- Dated:13.08.2026

Display Board Charges:Rs.1500/- Dated:13.08.2026

Sub-Division Charges:Rs.1,36,000/- Dated:13.08.2026 &. Rs.10,000/- Dated:20.08.2026 E.Challan No.20260820040263

,.1,46,000

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

Area of the Layout 21.97Acre

Allotted Plots 361

Common Reservation

Gifted to Local Body by Applicant 23,479.30Sq.m

Reserved for Local Body 338.40Sq.m (0.52%)

Reserved for TANGDCO 331.86Sq.m (0.51%)

Parks 6687.07Sq.m (10.22%)

For Sale Plot for EWS and Plot Numbers 127To 129,142 To 188,191 To 209,211 To 215,252 To 258,271,281 To 285,288 To 291,346 To 352 6702.45Sq.m (10.24%)

(e-signed),
Member Secretary,
District Town and Country Planning Office,
Thanjavur District.

Copy to:

1. Thiru.P.Raja,

Thiru.A.James,

Thiru.K.Nanjivaradarajan,

No.54,2nd Street,

Parisutham Nagar,

Thanjavur.7

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	133376	17/07/2026
2	OSR Fee		
3	Centage Charges	102000.00	13/08/2026
4	Development Charges	88920.00	13/08/2026
5	Display Board Charges	1500.00	13/08/2026
6	Satellite town charge		
7	Sub Division Charge	136000.00	13/08/2026

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

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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.