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. GPN6CNXS(66649)/2026/2026/TCP Date : 02/09/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Thiruvaiyaru Municipality,
Thanjavur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning - Thanjavur District – 9935.00Sq.m in S.F.Nos. 178/2B,3B,4,199/2C1 Thiruvaiyaru West Village , Thiruvaiyaru Municipality/ Taluk , Thanjavur District-Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Online Application Received from Thiru. VC Baskaran and Three Others vide SWP No.GPN6CNXS (66649)/2026/ dated :08.06.2026

2.District Town and country planning Office, Thanjavur District Letter No.GPN6CNXS (66649)/2026/TD-2/2026/TCP/ dated 08.06.2026 (Road pattern
issued on dated: 21.08.2026).

3.The District Collector, Thanjavur District issued No Objection Certificate for Wet Land vide Letter No Nha.ka.Eh.1/16336/2025 dated 28.05.2026.

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

5.Applicants Thiru. VC Baskaran and Three Others submitted Gift deed document no.1799/2026 dated 26.08.2026.

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: 16.07.2022

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

11.Government Letter No.19113/Nov 4(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 Generated vide Single Window Portal on 21.08.2026 &02.09.2026 (Payment generated for

OSR fee , Centage Fee,
Development fee and Subdivision Charges).

15.Demand generation payment on 28.08.2026, 02.09.2026 (Payment of OSR fee , Centage Fee, Development fee and Subdivision Charges).

16.Display Board fee paid on 02.09.2026.

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

With reference to the 1st Cited letter, applicants have requested for the approval of residential layout in –9935.00Sq.m in S.F.Nos.
178/2B,3B,4,199/2C1 Thiruvaiyaru West Village , Thiruvaiyaru Municipality/ Taluk , Thanjavur District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 21.08.2026. Further the road,
road splay, Road extension areas has been handed over to the The Commssioner, Thiruvaiyaru Municipality, Thanjavur District - local body vide gift
deed doc no.:1799/2026 dated 26.08.2026.
Hence, this residential layout approval is givenwith below conditions.

1.As per the condition, the layout has been approved number issued as 77/2026and 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 Thasildhar to update in Tamilnilam website
Special Conditions.

Special Conditions:

1.a) With reference to the 8th cited 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 lights from the applicants. After collecting the necessary fee
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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park
areas 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.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 conversation
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)

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 TNCDBR-2019 the following fee and charges are collected vide Roc. No. GPN6CNXS(66649)/2026/ TD-2/2026/TCP Dated:08.06.2026 as
follows:
1. Scrutiny Fees Rs.14903.00, dated.08.06.2026
2. Centage Charges Rs.16500.00, dated. 02.09.2026
3. Subdivision Charges Rs.27500.00,dated. 03.08.2026
4. Display Board Deposit fee Rs.1,500.00, dated. 02.09.2026
5. Development Charges Rs.9935.00 dated. 02.09.2026
6. OSR Charges Rs.146700.00 dated. 28.08.2026.
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 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 Residential Layout 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.

This Technical Concurrence issued is forwarded to your office for further action. The Applicant is requested to contact The Commisioner,
Thiruvariyaru Municipality, Thanjavur District -for final order.

(e-signed)
Assistant Director,
District Town and Country Planning Office,
Thanjavur District.

Copy to:

1 .Thiru. VC Baskaran and Three Others,
No.1761/1,Annai Anjugam Nagar,
Ullur,Kumbakonam Taluk,
Thanjavur -612001.

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

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
"RERA Building",
133,G-Block, I Avenue
Anna Nagar(East), Chennai – 600102.

4. Tahsildar,
ThiruvaiyaruTaluk,
Thanjavur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14903	08/06/2026
2	OSR Fee		
3	Centage Charges	16500.00	02/09/2026
4	Development Charges	9935.00	02/09/2026
5	Display Board Charges	1500.00	02/09/2026
6	Satellite town charge		
7	Sub Division Charge	27500.00	02/09/2026

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.