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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

**Town and Country Planning Department(Planning Permission)**

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

ROC No. OBBODOW8 (56584)/2026/TCP Date : 15/06/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Thiruvaiyaru West Village,
Thiruvaiyaru Municipality & Taluk,
Thanjavur district

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning - Thanjavur District - The proposal for Residential Layout with an extent of 5670.00Sq.m in S.F.No.450A/3C, 485/2 of Thiruvaiyaru West Village, Thiruvaiyaru Municipality & Taluk, Thanjavur District–Planning permission issued - forwarded for further action - Reg.

Ref : 1.Applicant

Thiru.M.MohamedEthiya&Thiru.M.Sadiq Batcha(Owners) Thiru.M.Basheer Ahamed(Power Agent), Application Ref: OBBODOW8 (56584)dated:
05.11.2025

2.District Town and country planning Office, Thanjavur District Letter No.OBBODOW8(56584)/2025/TD-2.(Road pattern issued on dated:19.11.2025).

3.Joint Director,Agricultural Department,Thanajvur Letter No. Pa.Mu.E1/4507/2025 dated: 29.04.2025

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

5.ApplicantThiru.M.Mohamed Ethiya&Thiru.M.Sadiq Batcha(Owners) Thiru.M.Basheer Ahamed(Power Agent), Application Ref: OBBODOW8 (56584)
dated:04.06.2026.(Gift deed documentno.)
771/2026&772/2026 dated:15.04.2026
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 WaterSupply, 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: 23.09.2020
10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022
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 Request Letter, Dated:19.11.2025 &10.06.2026 (requiring payment of OSR & Other Charges).
15.ApplicantThiru.M.MohamedEthiya&Thiru.M.Sadiq Batcha(Owners) Thiru.M.Basheer Ahamed(Power Agent)Letter Dated: 04.06.2026 & 11.06.2026
(OSR & Other Charges).

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

With reference to the 1st Cited letter, applicants have requested for the approval of residential layout in Thanjavur District, Thiruvaiyaru Municipality,
Thiruvaiyaru West Village– S.F.No450A/3C, extent of 5670.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 19.11.2025. Further the road, road
splay areas has been handed over to the local body vide gift deed doc. 771/2026&772/2026 dated:15.04.2026. Hence, this residential layout
approval is givenwith below conditions.

1.As per the condition, the layout has been approved number issued as 54/2026and 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. OBBODOW8(56584)/2025dated:05.11.2025 as follows:
1. Scrutiny Fees Rs.8,505.00, dated.05.11.2025
2. Centage Charges Rs.9,000.00, dated.11.06.2026
3. Subdivision Charges Rs.15,000.00,dated.11.06.2026
4. Display Board Deposit fee Rs.1500.00, dated.11.06.2026
5. Development Charges Rs.5,670.00, dated.11.06.2026
6. Open spece Reservation ChargesRs.38,27,550.00, dated.04.06.2026

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 Commissioner,Thiruvaiyaru Municipality Thanjavur District for final order.

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

Copy to:

1.Thiru.M.MohamedEthiya&Thiru.M.Sadiq Batcha(Owners)
Thiru.M.Basheer Ahamed(Power Agent),
S/o. Mohamed Gani,
No.131,Shajahan Street,
Nadukkadai, Thiruvaiyaru Taluk,
Thanjavur-613 201

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

3.The Chairman,
TNRERA,
No.133, G-Block,
Ist Avenue, Anna Nager East,
Chennai – 600102

4. Tahsildar,
ThiruvaiyaruTaluk,
Thanjavur District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 8505 | 05/11/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 9000.00 | 11/06/2026 |
| 4 | Development Charges | 5670.00 | 11/06/2026 |
| 5 | Display Board Charges | 1500.00 | 11/06/2026 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 15000.00 | 11/06/2026 |

**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.