PP APPROVAL RECORD

Planning Permission

Survey 111/3B3A2 and 3 more

Thiruvalanjuli Thattimal, Kumbakonam taluk

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Building Plan

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.



)CEEDINGS OF THE ASSISTANT DIRECTOR OF DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THANJAVUR DISTRICT.

Online Building Plan Application No. SWP/BPA/922764/2026-TCP

From:

Thiru. N.Hari Ilam Vazhuthi,B.Arch.,M.Plan.,
Assistant Director/Member Secretary,
District Town and Country Planning Office,
No.5,Ganapathy Nagar, South Street,
Medical College Road, Thanjavur District
Tel No.04362 270133.
Email ID: dtcpthanjavur@gmail.com

To:

The Block Development Officer(SpecialOfficer)
Thiruvalanjuli Thattimal Village,
Sundaraperumalkoil Panchayat
Kumbakonam Taluk
Thanjavur District.

Online Appl. No: SWP/BPA/922764/2026-TCP Date : 27.10.2026

Sub : Commercial Building – Office of the District Town and Country Planning, Thanjavur – The Proposed Additional Construction Of Restaurant cum Lodge Building In S.F.NO. 111/3B3A2, 4 ,112/23 ,29 AT Thiruvalanjuli Thattimal Village, And Sundaraperumalkoil Panchayat, Kumbakonam Taluk, Thanjavur District. – Issue of Technical Concurrence – Forwarded for further action – Reg.

Ref : 1. Applicant Thiru. Vijaya And Thiru. Subramanian vide online application No: SWP/BPA/922764/2026-TCP, Dated: 24.08.2026

2. Town and Country Planning, Thanjavur Zone Na.Ka.No:1226/2012 Tha ma (Building Plan Approval No: 01/2013)Dated 03.01.2013.
3. G.O. (Ms) No. 79, Housing and Urban Development Department, Dated 04.05.2017.
4. G.O. (Ms) No. 138 Housing and Urban Development Department, dated 04.06.2004.
5. G.O. (Ms) No. 86 Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. (Ms) No. 85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. (Ms) No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O. (Ms) No. 53 Housing and Urban Development Department,

Dated: 16.04.2018.

9. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.10.2020
10. G.O. (Ms) No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22- 09-2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14- 12-2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.
17. No Objection Certificate from The District Officer From Tamil nadu Fire And Rescue Services Thanjavur, Online vide Letter : PP NOC No: 12421/NOC/NMSB/2026 Dated : 18.09.2026
18. Demand And O.S.R Payment request letter issued to the Applicant Thiru. Vijaya And Thiru. Subramanian vide Online .SWP/BPA/922764/2026-TCP dated 24.09.2026
19. Applicant Thiru. Vijaya And Thiru. Subramanian has remitted the required charges vide Online Application No. SWP/BPA/922764/ 2026-TCP, dated 22.10.2026

The proposal Additional Construction Of Restaurant cum Lodge Building Total Number Of Floor -3 In S.F.NO.111/3B3A2, 4 ,112/23 ,29 AT Thiruvalanjuli Thattimal Village, And Sundaraperumalkoil Panchayat, Kumbakonam Taluk, Thanjavur District.

The application was processed as per the prevailing rules, the records were perused, and a site inspection was conducted. With reference to the letter 18th cited, demand was issued to the applicant on 22.09.2026 The

applicant remitted the required fees and submitted the remittance letters in this office on 23.09.2026.

Hence, the The Proposed Construction Of Restaurant cum Lodge Building Total Number Of Floor -3 In S.F.NO. 111/3B3A2,4,112/23,29 AT Thiruvalanjuli Thattimal Village, And Sundaraperumalkoil Panchayat, Kumbakonam Taluk, Thanjavur District. is submitted for kind consideration and orders.

Site approval from "A to D " has been granted as follows:

Site Area: 2996.00 Sq.m

S. No.	Description	Exisiting Approved Building FSI Area in sq.m	Exisiting Approved Building Non FSI Area in sq.m	Proposed Additional Building FSI Area in sq.m	Proposed Additional Building Non FSI Area in sq.m	Total Total Builtup Area sq.m
1	Ground Floor	886.75	-	102.86	-	989.61
2	Floor-1	787.96	-	178.68		970.31
3	Floor-2	479.40	-	471.20		968.33
4	Floor-3	-	-	759.58		760.12
4	Head Room&Lift Machine Room		46.29	-	50.00	
6	Ramp			-	20.24	
	Total Area	2154.11	-	1512.32	70.24	3688.37

FSI: 3688.37/ 2996.00 = 1.23

As per Section 49 of the Tamil Nadu Town and Country Planning Act, 1971, the Assistant Director, District Town and Country Planning Office, Thanjavur District, has issued technical concurrence for the proposed

Additional Construction Restaurant cum Lodge building, which has been accorded vide proceedings No. **SWP/DTCP/TNJ/R/BP No. 38/2026**, subject to the following Special and General Conditions:

Special Conditions:

1. Upon inspecting the applicant site in Google Imagery View,it is observed that the site is under Non Agricultural use .The Village Administrative Officer(V.A.O) in his letter Date 15.07.2026 has certified in Basli Years of 1433,1434,1435 that no cultivation is being carried out in Thiruvalanjuli Thattimal Village in Patta No: 382,383,385,368, comprising In S.F.No. 111/3B3A2, 4 ,112/23 ,29 Having an extent of 0.29.96 Hectares .Based on this Planning Permission has been granted for the proposed construction.
2. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3. Planning Permission is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rule made thereunder, and does not cover structural stability aspects, including safety during construction, which are governed by the Building Rules under the respective Local Bodies Act. The Planning Permission is issued subject to the condition that the applicant/developer, as well as the Architect/Licensed Surveyor and the Structural Engineer associated with the development, shall ensure that the structure is sound and that all adequate safety measures are taken during the course of construction.
4. The conditions mentioned in the No Objection Certificates obtained from the Central and State Government Departments shall be followed scrupulously.
5. The provisions of G.O. (Ms) No. 17, Housing and Urban Development (UD 4(3)) Department, dated 05.02.2016, relating to the installation and use of solar energy systems, shall be strictly followed.

6. The Tamil Nadu Government, 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. The promoter shall advertise, market, book, sell, offer for sale, or invite persons to purchase any plot, apartment, or building in any real estate project only after registering the project with the Real Estate Regulatory Authority (RERA).
7. According to the Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning does not certify or guarantee the ownership title of the property while granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop the property is verified based on the documents submitted (sale deed, lease deed, gift deed, etc.). Any person intending to purchase the property must independently verify the ownership rights of the applicant. In the event of disputes regarding ownership or title, the matter shall be settled before the appropriate competent court. The Directorate of Town and Country Planning is not the authority to decide title disputes.
8. According to G.O. No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019, the applicant shall obtain a Construction Continuation Certificate from this office at the Plinth Level and at the Last Storey Level for the building approved under this Planning Permission. Upon completion of the building works, the applicant shall obtain the Completion Certificate from this office.
9. The applicant shall obtain Consent under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974, from the Tamil Nadu Pollution Control Board for the discharge of sewage.

10. As per Rule 11 of the Tamil Nadu Combined Development and Building Rules, 2019, the planning permission / building permit granted by the Competent Authority does not confirm or ensure the following:

    a. Title or ownership of the site or building.

    b. Easement rights related to the property.

    c. Structural reports, structural drawings, or structural stability.

    d. The Registered Architect / Engineer / Structural Engineer on record shall be solely responsible for any defects in the design.

    e. Workmanship, soundness of structure, or quality of materials used in the construction.

    f. Quality of building services, and amenities, the construction of building.

    g. Any other requirements, or licenses or clearances required for the site, or premises, or activity under various other laws.

Conduction:

1. This planning permission issued in accordance with under section 47A of Tamil Nadu Town and Country Planning Act 1971

2. This permit is furnished by virtue of power delegated by Thanjavur district town and country planning office Under Sub Division 1 and 2 of Section 91 of Tamil Nadu Town and Country Planning Act 1971(Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971(Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section(1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Assistant Director,Thanjavur District Town and Country Planning Office.(i)If the details given by the applicant is found to be false(or)

(ii).If the applicant fails to follow the rules and Norms,the Assistant Director concern can cancel or revise the planning permission issued.

5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019.

9. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction. 10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

14. 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 her Receipts – AS Receipts under 1

Land Use Conversion Charges-27

Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

19. Fire rescue equipment should be provided as per Fire NOC/TNCDBR

The applicant remitted the required fees given below for the proposed of Construction of Restaurant cum Lodge Building

Nha.ka.No.1226/2012 Old f

S.No	Description	Amount	Date
1	Centage charge	4300.00	20.12.2012
2	Infrastructure and amenities charges	405200.00	20.12.2012

S.No	Description	Amount	Date
1	Scrutiny Charges	11827.00	24.08.2026
2	Centage Charges for Land	1200.00	22.10.2026
3	Centage Charges for Building	4700.00	22.10.2026
4	Infrastructure and Amenities Charges	288332.00	22.10.2026
5	Development Charges for Land	14980.00	22.10.2026
6	Development Charges for Building	36890.00	22.10.2026
7	Display Board Charges	1500.00	22.10.2026
8	Shelter charges	21911.00	22.10.2026
9	CC Charges	39705.00	22.10.2026
10	Security Deposit Charges	346766.00	22.10.2026
11	OSR Charges	493650.00	09.10.2026

The technical concurrence issued is forwarded to your office for further necessary action. The applicant is requested to contact the The Block Development Officer (SpecialOfficer)Thiruvalanjuli Thattimal Village, And Sundaraperumalkoil Panchayat, Kumbakonam Taluk, Thanjavur District. for the final order. This planning permission is valid for a period of eight (8) years from the date of e-signature.

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

Encl: Building Plan Map.

Copy
Thiru. Vijaya
Thiru. Subramanian
No. 2/3 Pettai Pasikaran Street,
Kumbakonam Town- 612001

The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai.

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.