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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1258/2025/B4 **Date:** 7/12/25 7:38 PM

From:

Village Panchayat

Panchayat Office Building Semmangudi Village, Semmangudi Post, Kumbakonam Taluk - Thanjavur District

To :

B Sivaneshwari, 1761/5, Annai Anjugam Nagar, Ullur,Kumbakonam

Online Application Number: 659ZKMDT

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 4050.00
Sq.m in S.F.No.456/2B1B, 2B1C of Semmangudi Village and Panchayat, Thiruvidaimaruthur Panchayat Union, Kumbakonam
Taluk, Thanjavur District - Technical Concurrence issued - Final Order -Issued - regards

Ref :

1. Applicant Tmt.B.Sivaneshwari has applied for Proposed Residential Layout vide application No. 659ZKMDT (45419) Dated:
10.05.2025.
2. District Town and country planning Office, Thanjavur District Letter No. 659ZKMDT (45419)/2025/TCP. (Road pattern issued on
dated: 22.05.2025).
3. Joint Director, Agricultural Department,Thanajvur Letter No. Pa.Mu E1/3902/2025 dated 16.04.2025.
4. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, Dated: 24.12.2020.
5. Applicant Tmt.B.Sivaneshwari Online Reference No. 659ZKMDT (45419) 22.05.2025 (Gifted Road, Public purposes vide Gift
Deed No. 1281/2025 dated: 22.05.2025.)
6. G.O. (Ms) No. 138, Housing and Urban Development Department Dated : 04.06.2004
7. G.O. (Ms) No. 79, Housing and Urban Development Department, Dated:04.05.2017
7. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department Dated :

04.02.2019
8. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department Dated : 31.01.2024
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. 141, Housing and Urban Development Department Dated : 16.07.2022
12. Government Letter No.19113/Nov4(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
Ref :
15. District Town and Country Planning was issue Demand payment Request Letter dated : 22.05.2025 and 23.05.2025 (for OSR
and Centage, Subdivision, Development,
Display Board and flag day fund)
16. Applicant Tmt.B.Sivaneshwari has paid demand fees payments vide Online Reference No. 659ZKMDT (45419) dated
22.05.2025 and 23.05.2025
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
18.Joint Director / Deputy Director / Assistant Director
No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur Lr.NO.659ZKMDT (45419)/2025/TCP Dated :24.05.2025
19. Semmangudi Panchayat Resolution No:28 Dated:03.07.2025

Body:

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Thanjavur. ROC No.659ZKMDT (45419)/2025/TCP Dated :24.05.2025 and Planning Permission No : DTCP / TNJ / SWP / 33 /2025 Dated
24-05-2025 has issued Final approval for 18 residential plots with an area of extent of 4050 Sq. M in S.F.No. 456/2B1B,456/2B1C of SEMMANGUDI Village and Panchayat, Thiruvidaimaruthur Panchayat Union,
Kumbakonam
Taluk, Thanjavur District .
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 plot in a layout to be collected. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges to be collected, before issuing the final order. So, above mentioned amount are collected. Therefore, it is hereby ordered that Final approval for 18 residential plots with an area of extent of 4050.00 Sq. M in S.F.No. 456/2B1B,456/2B1C of SEMMANGUDI Village and Panchayat,Thiruvidaimarudur Panchayat Union, Kumbakonam Taluk, Thanjavur District. Panchayat Resolution No -28 Date 03.07.2025.
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.
Body:
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.
14.SEMMANGUDI Panchayat Collected Local Body Demand Fees of Rs.20500

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.07.12 19:38:03

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.