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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 147/2026 **Date:** 6/8/26 3:17 PM

From:

Executive officer

5, North Veethi, Thiruvidaimarudur

To :

A.Lalitha And Two Others,
No.56 ,Erattai Theru,
Govindapuram,
Thiruvidaimaruthur Taluk
Thanjavur – 612101.

Online Application Number: 2E71QS5Y

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 1157.00 Sq.m in R.S.Nos.123/5A1A, 5A1C, 5A2, 5A3, 8A, 9A, 9B, of Mahathanapuram Village and Thiruvidaimaruthur Town Panchayat, Thiruvidaimaruthur Taluk, Thanjavur District - Planning Permission Order issued - Reg.

Ref :

1. Applicant Thiru. A Lalitha and Two Others, applied for proposed Residential Layout vide online application No. 2E71QS5Y (62688), dated 05.03.2026.
2. District Town and Country Planning Office, Thanjavur District, Road Pattern approval Order vide Online Layout Application 2E71QS5Y(62688)/2026/TCP, Dated :18.03.2026.
3. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2020.
4. Applicant Thiru. A Lalitha and Two Others, letter, dated 28.04.2026, enclosing Registered Gift Deed Document No. 1582/2026, dated 17.04.2026.
5. G.O. (Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply and Department, dated 04.02.2019 and 31.01.2020.
7. G.O. (Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.
8. G.O. (Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.
9.G.O. (Ms) No. 79, Housing and Urban Development Department, dated 04.05.2017.
10. Government Letter No. 19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, Letter No.

13686/2017/LA1, dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc. No. 320/2022/TCP3, dated 07.01.2022.
13. Demand Payment Request Letter, dated 28.04.2026, requiring payment of Centage Fee, Display Board Fee, and Flag Day Fund.
14. Applicant Thiru. A Lalitha and Two Others, remitted letter, dated 01.05.2026 towards payment of Centage Fee, Display Board Fee, and Flag Day Fund.
15. Circular from the Director of Town and Country Planning, Roc. No. 4367/2019/TCP2, dated 14.10.2019.
18.District Town and country planning Office, Thanjavur District Technical Clearance Order Roc.No2E71QS5Y (62688)/2026/TCP Dated: 06/05/2026
19. Thiruvidaimarudur Town Panchayat Councill Resolution No.461 Dated : 27.05.2026

Body:

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments, or further sub-division of plots contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be made without obtaining prior approval from the District Town and Country Planning Office.
2. The corners of plots located at the junction of two roads shall be laid with the required splay, as shown in the approved Layout Plan.
3. No plot shall be sold, leased, transferred in any manner, nor shall any building be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in the approved Layout Plan shall be used only for construction of residential houses, except the plots earmarked for public purposes. Further, in cases where land use change is permitted, only those developments permissible under the Residential Use Zone as per TNCDBR, 2019 shall be allowed by the Local Body, after obtaining prior approval from this Department.
5. If any Low Voltage / High Voltage power line or telegraph line passes through the plots, the same shall be shifted to the edge of the road or as indicated in the approved Layout Plan, at the applicant's cost.
6. The hollow / low-lying portions of the layout shall be raised to the street level.
7. On all streets exceeding 7.20 metres in width, shade trees shall be planted within 1.00 metre from the road boundary and at intervals not exceeding 9.00 metres, as per norms.
8. The applicant shall obtain necessary approval for the layout. Further, before construction of any building, the individual plot owner shall obtain planning permission from the District Town and Country Planning Office and the concerned Local Body for each building.
9. a) As only planning permission has been accorded by the District Town and Country Planning Office, any dispute relating to ownership or right over the land shall be examined and decided by the concerned Local Body / competent authority.
9. b) After the plots are approved by the Local Authority, a copy of the approval shall be sent to this office along with proof of handing over public open spaces, such as Gift Deed documents, to the concerned Local Body.
10.After obtaining approval of the Layout Plan from the District Town and Country Planning Office, the approved Layout Plan shall be permanently displayed at the entrance of the layout for public view through a 6' x 4' permanent display board, without any alteration, showing the approval number and date.
11.Land ownership is considered only based on the ownership documents submitted by the applicant. Hence, no right shall be claimed merely on the ground that sub-division approval has been granted, where there is no valid title to the land.
12.If any land ownership proof or documents submitted are found to be incorrect, or if circumstances arise affecting the validity of the Planning Permission, the approval granted shall be cancelled by the District Town and Country Planning Office without prior notice.
13. A copy of the approved Layout Plan along with a copy of this Order shall be mandatorily

provided to the purchasers at the time of sale of plots.

**Executive officer**

Signature valid

*Signed by: Executive Officer*
*Location:Thanjavur*
*Date:2026.06.08 15:17:46*

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

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# 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.