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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025

Date: 10/16/25 3:49 PM

From:

Village Panchayat

Natham Ayyanarkoil Street, Kovilacheri - Post Kumbakonam - 612503

To :

N Venghata Krishnan,
No : 29, Thiruvengadam Street,
West Mambalam, Chennai-600033

Online Application Number: T3FOX8AP

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office Thanjavur District - Proposed Residential Layout plan with an
Extent of 14050.00 Sq.m in S.F. No. 69/1A, 1B, 70/5A at Kovilacheri Panchayat and Village – Kumbakonam Taluk – Thanjavur District
Final Approval regarding

Ref :

1. Applicant N Venghata Krishnan, applied for proposed Residential Layout vide online application No. T3FOX8AP (40678) date
20.01.2025.
2. District Town and Country Planning Office, Thanjavur District Letter No. T3FOX8AP (40678)/2025/TCP (Road pattern issued on
dated:07.04.2025).
3. The District Collector No Objection Certificate (NOC) Roc No. H.1/36166-24/2024 dated : 06.12.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Thiru. N Venghata Krishnan, Application Ref No. T3FOX8AP (40678), dated: 07.04.2025. (Gift deed document
no.619/2025, dated:07.04.2025).
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.
8. G.O. (Ms) No. 18 & 16, Municipal Administration and Water Supply, Dated: 04.02.2019 and

31.01.2020.
9. G.O. (Ms) No. 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms) No. 181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022.
11. Government Letter No.19113/Nov4(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:09.04.2025 (requiring payment of Centage Fee).
15. Applicant Thiru. N Venghata Krishnan, Application Ref No. T3FOX8AP (40678), Letter Dated: 12.04.2025 (Payment of
Centage Fee, Subdivision Charges &
Development Charges).
Ref :
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.
17.Kovilacheri Panchayat Resolution number 48 dated on 29/09/2025

Body:

1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/R/24/2025 and 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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in
Tamil Nilam website Special Conditions.
Special Conditions:-
1. a) With reference to the 6th cited and 8th 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 fees the
final layout sketch, permit of planning
authority along with approval of Local Body shall be issued to the applicant(s) directly.
1. 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 9th cited and 10th 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. 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.
5. EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas
other than corporations and Municipalities
after a period of three years. In such cases of amalgamation, the planning parameter for EWS areas shall not apply.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : 21075.00/- Dated : 20.01.2025
Centage Charges : 24000.00/- Dated : 12.04.2025
Development Charge : 14050.00/- Dated : 12.04.2025
Sub-Division Charges : 32000.00/- Dated : 12.04.2025
Display Board Charges : 1500.00/- Dated : 21.04.2025
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 Tamil Nadu Combined Development
Building Rules, 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / High voltage powerline / 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 7.20 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. 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.
8. As only Planning Permission / Technical 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.
9. 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 for 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 subdivision 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 / Technical Concurrence approval for the plot may be affected, the Planning Permission/ Technical
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. List of Reservation in Approved Layouts

Description	Area	Percentage
Area of the Layout	14050.00 Sq.m	
Allotted Plots 58 + (EWS 17) = 75		
Common Reservation Gifted to Local Body by Applicant	1090.20 Sq. m	10.30%
Proposed Roads and Splay	3466.00 Sq.m	
Reserved for Local Body	55.20 Sq. m	0.52%
Reserved for TANGDCO	54.80 Sq. m	0.52%

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.10.16 15:49:12

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

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.