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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2830/2025 **Date:** 1/14/26 3:18 PM

From:

Village Panchayat

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

To :

Thiru.J.Baraneedharan And Tmt.J.Gandhimathi
No:D1/2 Mariyaman kovil street,Vadapakam,Enanallur,
Kumbakonam Taluka,
Thanjavur-612401

Online Application Number: 3IFJSY01

Sir/ Madam,

Sub :

Residential layout - District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of
5094.00 Sq.m in S.F.No. 224/3,257/1A,1C1,1C2,1D 258/1A,3A, of Krishnapuram Village and Panchayat, Thiruvidaimarudur
Taluk and Thanjavur District -Final Approval Issued Reg.

Ref :

1. Applicant Thiru.J.Baraneedharan And Tmt.J.Gandhimathi,online for approval of Residential Layout vide Online Layout
Application 3IFJSY01(57101), dated 22.1Thiru.J.Baraneedharan
And Tmt.J.Gandhimathi1.2025.
2. District Town and Country Planning Office, Thanjavur District, Road Pattern approval Order vide Online Layout Application
3IFJSY01(57101)/2025/TCP, Dated : 22.11.2025.7:05 AM
3.District Collecter, Thanjavur District.Issued No Objection Certificate For Wet Land Vide Letter NA.KA.NO.H1/707/2025,
dated.03.11.2025.
4. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2020.
5. Applicants Thiru.J.Baraneedharan And Tmt.J.Gandhimathi letter, dated 13.11.2025, enclosing Registered Gift Deed Document
No.3535/2025, dated 26.12.2025.
6. G.O. (Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.

7. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply Department, dated 04.02.2019 and 31.01.2020.
8. G.O. (Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.
9. G.O. (Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O. (Ms) No. 79, Housing and Urban Development Department, dated 04.05.2017.
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 10.01.2026 and 13.01.2026, requiring payment of OSR, Centage Fee,
Ref :
Display Board Fee, and Flag Day Fund.
15. Applicants Thiru. J.Baraneedharan And Tmt.J.Gandhimathi applied letter, dated 13.01.2026 and14.01.2026, towards payment
of OSR, Centage Fee, Display Board Fee, and Flag Day
Fund.
16. Circular from the Director of Town and Country Planning, Roc. No. 4367/2019/TCP2, dated 14.10.2019.
The application was processed as per the rules prevailing. After perusing the records and after conducting site inspection, the
applicant was directed to hand over the portion of land
earmarked for roads and public purposes meant for the Local Body and TANGEDCO, vide reference 2nd cited above.
17.Joint Director /Deputy Director/Assistant Director Town And Country Planning Department Dated - 14.01.2026
18. Krishnapuram Village Panchayat Resolution No. 05 Dated.14.01.2026

Body:

On receipt of the Gift Deeds, vide reference 5th cited above, and on receipt of payment of charges such as Centage Charge, vide
reference 14th cited and Layout Approval Fees ,
Layout Inspection Fees ,
Land in Converction Charge Paid Vide Reference above,18th cited Hence Now Final Order is
hereby issued to the said layout, subject to the following conditions:
1. As per the stipulated conditions, the layout has been technically concurred, and Approval Number DTCP / TNJ / SWP / R / 04 /
2026 And have been issued. The same, along with
two (2) sets of original layout maps and the Gift Deed documents, is forwarded herewith for further necessary action.
2. Further, when the final approval is accorded by the Local Body, a copy of the conditions of approval shall be sent to this office
immediately, as per Condition No. 9(b).
3. After approval by the Local Body, the approved Residential Layout Plan shall be forwarded to the concerned Registration
Department Office and Land Survey Department for
information and necessary action.
4. An acknowledgement of receipt for the maps and proceedings orders shall be sent to this office.
5. As per the Circular cited in reference 13th above, the proceedings orders and layout maps shall be forwarded to the concerned
Tahsildar for updating the details in the Tamil Nilam
website.
Special Conditions:
a) With reference to the 6th and 8th cited Government Orders, if the site is located within Municipal / Corporation limits, the Local
Body shall collect the necessary fees, including
charges for providing amenities such as roads, storm water drains, and street lights, from the applicant(s). After collection of the
prescribed fees, the final layout sketch, Planning
Authority permit, along with the approval of the Local Body, shall be issued directly to the applicant(s).
b) In areas other than Municipal / Corporation limits, the Local Body shall collect the

necessary fees and issue the final layout
sketch, Planning Authority permit, along with the Local
Body permit, to the applicant(s) only after ensuring that the applicant has:
laid tar roads,
provided storm water drains,
provided water supply facilities, including construction of the required Over Head Tank (OHT), and
provided street lights, all as per the standards specified by the concerned Local Body.
2. With reference to the 9th and 10th cited Government Orders, the concerned Local Body shall issue the final approval only after
transfer of the land earmarked for roads and parks,
along with necessary Survey Field Number sub-division, in favour of the concerned Local Body.
3. The Government of Tamil Nadu, 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. Accordingly, the promoter / applicant shall not advertise, market, book, sell, offer for sale, or invite
persons to purchase, in any manner, any plot, apartment,
or building, in whole or in part, without first registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory
Authority (TNRERA). The applicant has requested to follow
the protocols as per the instructions issued 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 conversion 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. As per Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning has not legally certified the
title or ownership of the property by granting
technical concurrence or planning permission. Only the entitlement of the applicant for development is verified based on the
documents submitted (such as sale deed, gift deed,
lease deed, etc.). Any person intending to purchase the property shall independently verify the title and ownership. Any dispute
arising out of ownership or title shall be settled before
the competent court of law, and the Directorate of Town and Country Planning shall not be responsible for deciding such disputes.
6. EWS plots shall be sold only for the intended EWS purpose. Amalgamation of EWS plots shall be permissible only in areas
other than Corporations and Municipalities, and only
after a period of three (3) years. In such cases of amalgamation, the planning parameters applicable to EWS areas shall not
apply.
As per the provisions of the Tamil Nadu Combined Development and Building Rules, 2019, the following fees and charges have
been collected from the applicant(s), as detailed
below:
1. Scrutiny Fee : 7641.00 Dated : 22.11.2025
2. Centage Charges : 10,500.00 Dated : 13.01.2026
3. Development Charge : 5,094.00 Dated : 13.01.2026
4. Sub-Division Charges : 14,000.00 Dated : 13.01.2026
5. Display Board Charges : 1,500.00 Dated : 14.01.2026
6. Open Space Reservation (OSR) : 67,594.00 Dated : 03.01.2026
7.Layout Approval Fees -Rs.24000/- Dated-14.01.2026
8.Layout Inspection Fees -Rs.2000/- Dated-14.01.2026
9.Land in Converction Charge Rs.7520/- Dated-14.01.2026
10.As Per the Panchayat Resolution no 05/14.01.2026 Final Approval issued for this
Residential Layout with an extent of
5094.00 Sq.m in S.F.No. 224/3,257/1A,1C1,1C2,1D 258/1A,3A, of Krishnapuram Village and

Panchayat, Thiruvidaimarudur
Taluk
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 / technical concurrence 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 / Technical Concurrence,
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.
List of Reservation in Approved Layouts
Area of the Layout : 5094.00 Sq.m
Allotted Plots : 24
Common Reservation Gifted to
Local Body by Applicant : Paid 10% Guideline Value (67,594.00 Dated: 03.01.2026)
Proposed Roads and Splay : 1338.75 Sq.m
Reserved for Local Body : 20.00 Sq.m (0.53 %)
Reserved for TANGDCO : 20.00 Sq.m (0.53 %)

Reserved for TANGDCO : 20.00 Sq.m (0.53 %)

Village

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.