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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 562/2025/B2

Date: 10/28/25 3:52 PM

From:

Village Panchayat

Maharajapuram

To :

Thiru. A. Pandiyan and
Thiru. V. Senthilkumar,
1002, Atrangarai Street,
Moovalur,
Mayiladuthurai, - 609806

Online Application Number: QGEO7GNW

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office Thanjavur District - Proposed Residential Layout plan with an Extent of 18650.00 Sq.m in S.F. No. 404/1, 2 at (Village No. 28/2) - Maharajapuram Panchayat and Village and S.F. No. 454/6, 7, 8, 455/1, 2, 458/11 – Baskarajapuram Village, Thirupanadhal Block Office - Thiruvidaimaruthur Taluk – Thanjavur District - Final Layout Approval - Regarding.

Ref :

1. Applicants Thiru. A. Pandiyan And Thiru. V. Senthilkumar, applied for proposed Residential Layout vide online application No. QGEO7GNW (48526), dated 12.06.2025
2. District Town and Country Planning was issued Road Pattern order Vide letter No. QGEO7GNW (48526)/2025/TCP Dated: 19.07.2025
3. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, Dated: 24.12.2020.
4. Applicants Thiru. A. Pandiyan And Thiru. V. Senthilkumar, Online Reference No. QGEO7GNW (48526) dated 23.07.2025 (Gifted Road, Park, Public purposes and TANGEDCO vide Gift Deed No. 2620/2025, Dated : 21.07.2025.
5. G.O. (Ms) No. 138, Housing and Urban Development Department Dated: 04.06.2004
6. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department Dated : 04.02.2019
7. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department Dated : 31.01.2024
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. 141, Housing and Urban Development Department Dated : 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. District Town and Country Planning was issue Demand payment Request Letter dated: 23.07.2025 (for Centage, Subdivision, Development, Display Board and flag day fund
15. Applicants Thiru. A. Pandiyan And Thiru. V. Senthilkumar, has paid demand fees payments vide Online Reference No. QGEO7GNW (48526) dated 23.07.2025
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.
17. District Collector No Objection Certificated (NOC) Letter Roc No. H.1/36166-32/2025 dated: 31.05.2025
18. Joint Director, Agriculture Department No Objection Certificated (NOC) Letter Roc No Pa.Mu.E1/1829/2024 dated: 29.02.2024
19. Maharajapuram Panchayat Resolution No .53 date 23.10.2025

Body:

The plot situated in Maharajapuram Panchayat Plot No. S.F. No. 404/1, 2 at (Village No. 28/2) and S.F. No. 454/6, 7, 8, 455/1, 2, 458/11 – Baskarajapuram Village extent of 18650 Sq.m under Thiruppananthal Panchayat Union has been regularized and approved by the Assistant Director of Urban Planning, Thanjavur Zone, vide their Process No. QGEO7GNW (48526)/2025/TCP -dated 24.07.2025. Since the amount for the plot situated in the above plot No. S.F. No. 404/1, 2 at (Village No. 28/2) and S.F. No. 454/6, 7, 8, 455/1, 2, 458/11 extent of 18650 Sq.m has been paid in full, it is hereby ordered to be regularized subject to the following conditions.

1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/R/50/2025 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 Tamilnilam 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.

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.

7. As per Tamil Nadu Combined Development and Building Rules 2019 the following fee and charges are collected as follows:

1. Scrutiny Fee : 27,975.00/- Dated : 12.06.2025

2. Centage Charges : 31,500.00/- Dated : 23.07.2025

3. Development Charge : 18,650.00/- Dated : 23.07.2025

4. Sub-Division Charges : 42,000.00/- Dated : 23.07.2025

5. Display Board Charges : 1,500.00/- Dated : 24.07.2025

6. Layout Approval Fees : 501460/- dated :27.10.2025

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

Area of the Layout : 18650.00 Sq.m
Allotted Plots 100
Common Reservation
Gifted to Local Body by Applicant : 1291.71 Sq.m (10.05 %)
Proposed Roads and Splay : 5802.00 Sq.m
Reserved for Local Body : 65.40 (0.51 %)
Reserved for TANGDCO : 65.12 (0.51 %)

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.