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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 160/2026/B4 **Date:** 2/7/26 1:19 PM

From:

Village Panchayat

Panchayat Office Building Thirumangalakudi Village, Thirumangalakudi Post, Thiruvidaimarudhur Taluk - Thanjavur District

To :

Thirumathi. H.NasimaBanu,
No:756 Jahir Hussain Street,
Thirumangalakudi Village
Thiruvidaimarudur Taluk ,
Thanjavur-612102.

Online Application Number: B4WMLK4U

Sir/ Madam,

Sub :

Residential layout - District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 3300.00 Sq.m in S.F. No. 161/10, of Thirumangalakudi Village and Panchayat, Thiruvidaimarudur Taluk and Thanjavur District -Final Approval issued - Reg.

சார் பதிவாளர் அலுவலகம், திருவிடைமருதூர்
பத்திரம் எண்: 20 1019 /2026
சுடுதல் பக்கங்கள்: 20 பக்கம் ஒன்று: 11
சார் பதிவாளர், திருவிடைமருதூர்

Ref :

Applicant Tmt. H Nasima Banu online for approval of Residential Layout vide Online Layout Application B4WMLK4U (57044),
dated 13.11.2025.
District Town and Country Planning Office, Thanjavur District, Road Pattern approval Order vide Online Layout Application
B4WMLK4U (57044)/2025/TCP, Dated :
11/27/25 5:13 PM
3. Joint Director, Agriculture Thanjavur NOC Letter Roc No.Pa.Mu E1/12283/2025, dated.25.11.2
4. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2
5. Applicants Tmt. H Nasima Banu letter, dated 13.11.2025, enclosing Registered Sale Deed Document No.4995/2025, dated
17.12.2025.

M. Hanjaydhar

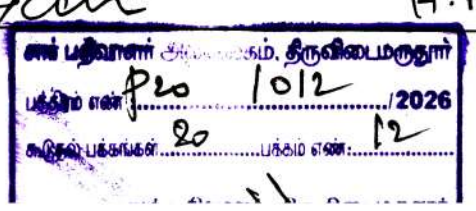
H. Nasima bu.

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 27.11.2025 and 18.12.2025, requiring payment of OSR, Centage Fee, Display Board
Fee, and Flag Day Fund.
Ref :
15. Applicants Tmt. H.Nasima Banu applied letter, dated 18.12.2025 and 19.12.2025, 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.
17.District Town and Country Planning office Thanjavur Letter No. B4WMLK4U (57044)/2026/TCP Date : 09/01/2026
18. Thirumangalakudi Panchayat Resolution No.12 Dated -05.02.2026

Body:

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.
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 above, Technical
Concurrence Issued Vide 17th Side Above Final Approval 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 / 88 /2025 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
issue the final layout
sketch, Planning Authority permit, along

M. Thangadurai H. Nasima Banu



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 : 4,950.00 Dated : 13.11.2025
2. Centage Charges : 7,500.00 Dated : 19.12.2025
3. Development Charge : 3,300.00 Dated : 19.12.2025
4. Sub-Division Charges : 10,000.00 Dated : 19.12.2025
5. Display Board Charges : 1,500.00 Dated : 19.12.2025
6. Open Space Resecvation (OSR) : 20,776.00 Dated : 18.12.2025
7. Layout Approval Fees- Rs.17000/- Dated-07.02.2026
8. Layout Inspection Fees- Rs.2000/- Dated-07.02.2026
9. Land Converstion Charges Rs. 5130/- Dated-07.02.2026
10. As per the Thirumangalakudi Panchayat Resolution No.12 Dated-05.02.2026 Final

சார் பதிவாளர் ... மா.மா. திருவிடைமருதூர்
பற்றிய எண் ₹20 10/2 /2026
சார்ந்த பக்கங்கள் 20 பக்கம் எண் 13
சார் பதிவாளர் ... திருவிடைமருதூர்

M. Hunjeeya Alva

H. Nasima Ba

Approval Issued for This Residential Layout with an extent of 3300.00 Sq.m in S.F. No. 161/10, of Thirumangalakudi Village and Panchayat, Thiruvidaimarudur Taluk and Thanjavur District

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.

சார் பதிவாளர் அ... அலுவலகம், திருவிடைமரு...
பத்திரம் எண் 120 1012 /2026
சுடுதல் பக்கங்கள் 20 பக்கம் எண் 14
சார் பதிவாளர், திருவிடைமருதூர்

List of Reservation in Approved Layouts
Area of the Layout : 3300.00 Sq.m
Allotted Plots : 17
Common Reservation Gifted to Local Body by Applicant : Paid 10% Guideline Value (20766.00 Dated : 18.12.2025)
Proposed Roads and Splay : 856.35 Sq.m
Reserved for Local Body : 14.76 Sq.m (0.60 %)
Reserved for TANGDCO : 13.68 Sq.m (0.56 %)
14.If the Above Conditions are Dis-obeyed by Petitioner is Residencial Layout Approval Would be Cancelled.

M. Thangadurai

H. Nagimbai







Signature valid

Signed by: Village Panchayat President
Location: Thanjavur
Date: 2026.02.07 13:19:37

N.S. Thanjavur

H. Nasima Banu

நகர் ஊரமைப்புத்துறை (DTCP) தஞ்சாவூர் மாவட்டம்

திருமங்கலக்குடி ஊராட்சி

தஞ்சாவூர் மாவட்டம், திருவிடைமருதூர் வட்டம் மற்றும் ஊராட்சி ஒன்றியம், திருமங்கலக்குடி ஊராட்சி மற்றும் கிராமம்,நி.அ.எண்: 161 /1B - ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்

அளவு : 1சதுரகுலம் = 33 அடி (1:400)

ONLINE APPLICATION NO: B4WMLK4U (57844)

குறிப்பு:

மனைப்பிரிவின் பரப்பு	: 3300.00 ச.மீ
சாலையின் பரப்பு முலைமுடக்கு உட்பட	: 856.35 ச.மீ
மீதமுள்ள மனையிடத்தின் பரப்பு	: 3300.00 ச.மீ - 856.35 ச.மீ = 2443.65 ச.மீ
கோரிய மனைகள்	: 17
ஒதுக்கிய மனைகள்	: 17

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை

பொதுஒதுக்கீடு:

(10% பூங்கா பரப்பளவிற்கு ஈடான அரசு வழிகாட்டி மதிப்பீட்டின்படி உரிய தொகையை மனுதாரர் அரசு கணக்கு தலைப்பில் செலுத்தப்பட வேண்டும்).

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை:

Ⓐ பொது உபயோகம் : 14.76 ச.மீ (0.69%)

மனைப்பிரிவு சாலை

தமிழ்நாடு மின்சார வாரியத்திற்கு தானமாக ஒப்படைக்கப்பட வேண்டியவை:

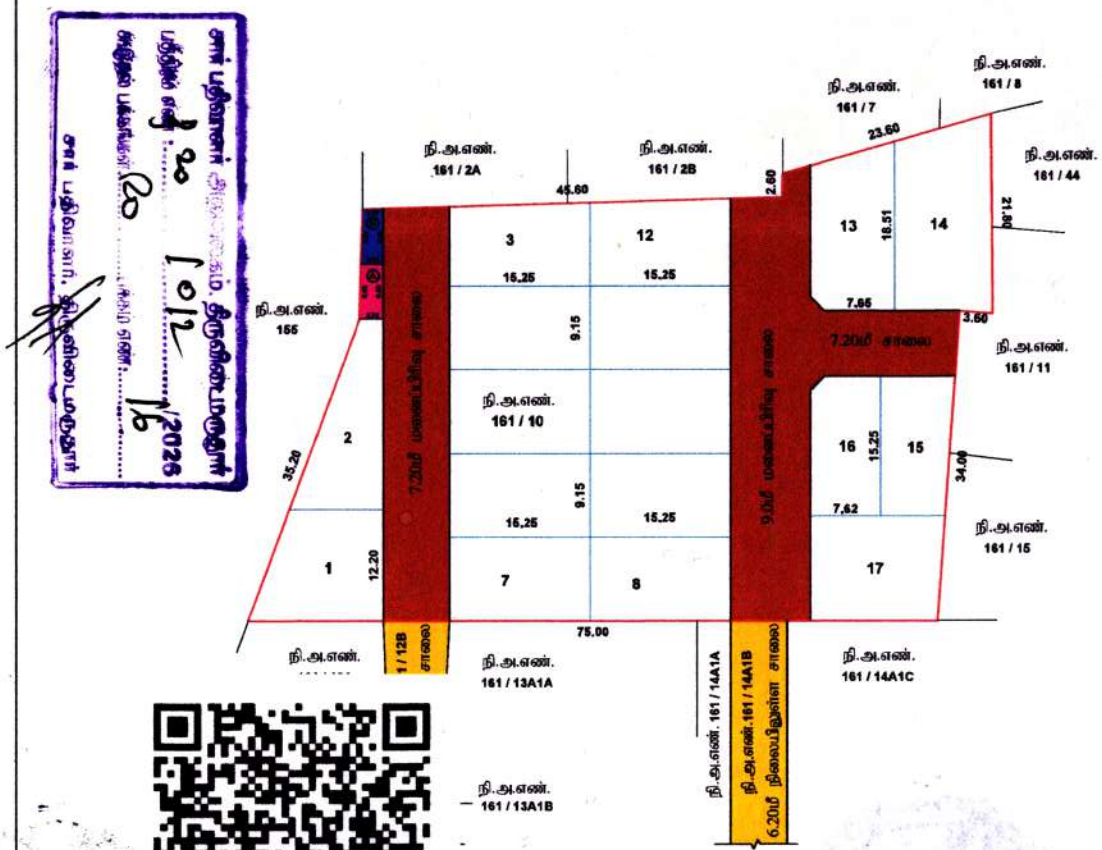
Ⓑ பொது உபயோகம் : 13.68 ச.மீ (0.56%)

கட்டிட வரம்பு : 7.20மீ முதல் 12.0மீ வரையிலான சாலைக்கு 1.50மீ விட்டப்படல் வேண்டும்

மூலை முடக்கு : 7.20மீ முதல் 12.0மீ வரையிலான சாலைக்கு 1.50 x 1.50மீ விட்டப்படல் வேண்டும்

நிபந்தனைகள்

1. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை வந்தத்துவரையாளும் நில அறிஞ்சி நடவடிக்கை மேற்கொள்ளப்படவில்லை எனும், எந்த துணைக்காலும் நில அறிஞ்சிதப்படவும் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்பட வில்லை எனும், உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.
2. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல எனது அறியப்படுமானால் அல்லது மனைப்பிரிவுக்கு தொழிலுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படுமாயும் குழுமிலை ஏற்படின் மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பும் இன்றி நகர ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.
3. விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும் போது இம்மனையைன் நகலோ நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
4. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடதை எந்த விற மாற்றம் விற்றலிலும் மனைப்பிரிவு நுழைவாயிலில் 6 x 4' அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரதர்க்கப்பட வேண்டும்
5. 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
6. அரசாணை எண்.18(டி)16 நி. நிப(டி)நு ஏ. துறை நாள். 04.02.2019 (ம) 31.01.2020-ன் விதிகள் அனைத்தும் பொருந்தும்.
7. அரசாணை எண்.181 வீ.டி) மசி (ம) நகர்புற வளர்ச்சி (UD4(1)) துறை நாள்:09.12.2020-ன் படி உள்ளாட்சிக்கான சாலை, பொது உபயோக ஒதுக்கீடு மற்றும் தமிழ்நாடு மின்சார வாரியத்திற்கான பொது உபயோக ஒதுக்கீடு ஆகியன தானபத்திரம் ஆவண எண். 4995/2025 நாள். 17.12.2025 -ன் மூலம் ஒப்படைக்கப்பட்டுள்ளது.
8. அரசாணை எண்.141 வீ.டி) மசி (ம) நகர்புற வளர்ச்சி (மஏ1) துறை நாள்:16.07.2022.
9. இம்மனைப்பிரிவில் வகுக்கு இருப்பின் இம்மனைப்பிரிவு அனுமதி செல்லைக்கதல்ல
10. இம்மனைப்பிரிவின் எல்லைகளை ஒட்டி நிரந்தர இருபின் புல வரைபத்தின் நிலைநிறுத்தப்பட வேண்டும்



ம. வ/ந. ஊ. உ. இ(த.மா) எண்: SWP / 88 / 2025

(e-signed)

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தஞ்சாவூர் மாவட்டம்

அனுவர் உதவி வரைவாளர்

மேற்பார்வையாளர்

Signature valid
Signature valid

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.