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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 04/2026 **Date:** 6/25/26 6:30 PM

From:

Village Panchayat

Perumal koil street, Annalagaraharam Post, Kumbakonam 612501

To :

M.RiyazAhamedAli,
No.95,John Selvaraj Nagar, Kumbakonam Taluk, Thanjavur – 612001

Online Application Number: BSIOAXUK

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office Thanjavur District
-Proposed revised Residential Layout plan with an Extent of 2380.00Sq.mt
S.F. No. 274/1A, Mathi village, Annalagraharam Panchayat, Kumbakonam Panchayat Union and Taluk – Thanjavur District –
Layout Final Approval – Regarding.

Ref :

1. Applicant Thiru. M.Riyaz Ahamed Ali has applied for The proposed revised residential layout, submitted vide Application No
BSIOAXUK (65990)
dated:24.05.2025.
2. Technical Concurrence order issued by Assistant Director, District Town and Country Planning office Thanjavur District vide
proceeding No.
JVKEFJBX (52477)/2025/TCP and Approval No. DTCP/TNJ/KLPA/50/2025, and Planning Permission No. 91 dated : 12.11.2025.
3. District Town and Country Planning was issued Revised Road Pattern order Vide letter No. BSIOAXUK (65990)/2026/TCP,
2722/2026, Dated:
29.05.2026.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant Thiru. M.Riyaz Ahamed Ali Application Ref No. JVKEFJBX (52477)/2025/TCP, (Gift

Deed Document No.5819/2025,
dated:13.10.2025).
6. G.O. (Ms) No. 138, Housing and Urban Development Department Dated : 04.06.2004
7. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department Dated : 04.02.2019
8. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department Dated : 31.01.2024
9. G.O. (Ms) No. 141, Housing and Urban Development Department Dated : 23.09.2020
10. G.O. (Ms) No. 181, Housing and Urban Development Department Dated : 09.12.2020
11. G.O. (Ms) No. 141, Housing and Urban Development Department Dated : 16.07.2022
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15. District Town and Country Planning was issue Demand payment Request Letter dated: 22.10.2025, 27.10.2025 and
03.06.2026 (for OSR and
Cent age, Subdivision, Development, Display Board and flag day fund)
16. Applicant Thiru. M.Riyaz Ahamed Ali has paid demand fees payments vide Online Reference No.JVKEFJBX(52477) dated
24.10.2025,10.11.2025,and
BSIOAXUK(65990),Dated:03.06.2026.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
18. Annalagraharam Panchayath Resolution No.215 dated on 05.06.2026

Body:

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection the
applicant was
directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide
under reference 2nd
cited above. On receiving the gift deeds vide under reference 15th cited above, and on receiving the payment of charges such as
Centage charge
vide under reference 13th cited above, the technical concurrence is issued to the said layout subject to the following conditions.
1. As per the condition, the approved layout vide proceeding No. JVKEFJBX (52477)/2025/TCP and Approval No.
DTCP/TNJ/KLPA/50/2025, and
Planning PermissionNo.91/2025,has been revised and subsequently under new approved No.issued as DTCP/TNJ/SWP/KLPA/08/2026,Planning
Permission No. 13/2026 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
SpecialConditions:-
1. a) With reference to the 7th 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,providenecessarystreetlights 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 mus tissue the final approval After
transfer of earmarked
road,parkareasS.F. No. sub-division in favor 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,books ellor offer for sale or invite
person stop
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.
7.As per Tamil Nadu Combined Development and Building Rules 2019 the following fee and charges are collected as follows:
ScrutinyFee: Rs.3,570.00/- Dated:24.05.2026
Centage Charges: Rs.5,100.00/- & 300.00/- Dated:10.11.2025&03.06.2026 Development Charge Rs.2,380.00/- Dated:10.11.2025
DisplayBoardCharges: Rs.1,500.00/- Dated:10.11.2025
Sub Division Charges Rs.6,800.00/- & 400.00/- Dated:10.11.2025&03.06.2026 OSRA amount Rs.12,313.00/- Dated:24.10.2025
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 Offices 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 plans 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
usezone as per TNCDBR-2019 should be allowed by the local body only after obtaining the prior approvalof the department.
5. If a low voltage / high voltage power line / 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 7.2meters in width,shade trees shall be planted within
1.00 meters and not more than 9.00meters in succession of the road boundary.
8. 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.
9. a) As only planning permission / 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,its should be consider and decided by the localbody
9. b)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 handoverof the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the district Town country planning office ,the approved
layout plans shall
be permanently published at the entrance of the layout without any change/release for publicview through a 6’ x4’ 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 / Concurrence approval for the plot may be affected, the planning permission/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.
List of Reservation in Approved Layouts Area of the Layout :2380.00Sq.mt.
AllottedPlots 8
CommonReservationGifted
toLocalBodybyApplicant:PaidOSRAmounttoGovernmentHeadA/c Proposed Roads and Splay : 620.30 Sq.m
Reserved for Local Body :11.57Sq.m(0.66%) ReservedforTANGDCO :11.50Sq.m(0.65%)
AssistantDirector/MemberSecretary,
District Town and Country Planning Office,

Thanjavur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2026.06.25 18:30:28

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.