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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 314/2023 **Date:** 5/15/26 5:53 PM

From:

Executive officer

5, North Veethi, Thiruvidaimarudur

To :

K. Sundar
39, Thiruppanipettai North Street
Thiruvidaimarudur

Online Application Number: ITLIY9DL

Sir/ Madam,

Sub :

Layout - Office of the Assistant Director of town and country planning, - Thanjavur district – Thiruvidaimaruthur Taluk/Town Panchayat – Viswanathapuram Village – S.F.No 37/1A3- extent of 4150 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Application received vide online Single Window portal from K.Sundhar, ITLIY9DL(44442)/2025/TD-2,Dated: 20.03.2025.
2.District Town and country planning Office, Thanjavur District Letter No. ITLIY9DL(44442)/2025/TD-2. (Road Pattern issued and OSR fee generated on 04.04.2025).
3.Wet Land No Objection Certificate from The District Collector, Thanjavur District letter No. Na.Ka.H1.36166-21/2024, dated.22.11.2024.
4.Circular from the Director of Town and Country Planning, Roc.No. 19799/2020, Dated: 24.12.2020
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4(3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Generated vide Single Window Portal on 29.04.2025 (requiring payment of Centage Fee, Sub-division Fee, Development Fee).
14.Applicant generation payment on 30.04.2025. (Payment of Centage Fee,Sub-division Fee, Development Fee).
15.Display Board fee paid on 02.05.2025
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17.Proceeding of Assistant Director, town and country Palnning, Thanjavur District, Roc No.U5UNXEY2/38421/2024/TD2/2024/TCP, dated.30.12.2024
18.District Town and country planning Office, Thanjavur District Technical Clearance Order Roc.No.ITLIY9DL(44442)/2025/TD-2/2025/TCP Dated: 02/05/2025
19. Thiruvidaimarudur Town Panchayat Councill Resolution No.404 Dated : 28.08.2025

Body:

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further layout 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 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 TNCDBR - 2019 should be allowed by the local body only after
obtaining the prior approval of 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 7.2 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.
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, it should be considered and
decided by the local body.
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 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 fir 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 layout 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.

Executive Officer
Thiruvidaimarudur Town Panchayat
Thanjavur District

Executive officer

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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