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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 25-2026 **Date:** 6/3/26 9:47 AM

From:

Village Panchayat

Panchayat Office Building, Thirumalaisamudram Post, Thanjavur Taluk, Thajavur -613401

To :

Thiru.D.Sudhakar,
Tmt.S.Roja,
No.308,Jublee Towers,
VOC Nagar,
Near Ramanathan Roundanah,
Thanjavur.613 007

Online Application Number: CZ4KBTYA

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District, Thanjavur Taluk and Panchayat Union Thirumalaisamuthiram Village and Panchayat S.F.Nos. 68/13,68/14,68/15 - in Area of 7050.00 Sq.m and the approval of the Panchayat for new Residential Layout – " NILA BUDGET CITY"– Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant Thiru.D.Sudhakar,Tmt.S.Roja, Application Ref: CZ4KBTYA (63768) dated:27.03.2026
2.District Town and country planning Office, Thanjavur District Letter No. CZ4KBTYA(63768)/2026/TD2.(Road pattern issued on dated:08.04.2026).
3. Joint Director, Agricultural Department, Thanajvur Letter No. K.Dis/ E1/ 8163/ 2026 dated:01.04.2026
4.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
5.Applicant Thiru.D.Sudhakar,Tmt.S.Roja,Application Ref: CZ4KBTYA(63768) dated:16.04.2026.(Gift deed document no.1773/2026 dated:09.04.2026)
6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8.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.

9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022
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:08.04.2026&16.04.2026 (requiring payment of Charges).
15.Applicant Thiru.D.Sudhakar,Tmt.S.Roja Letter Dated:15.04.2026 & 16.04.2026.04.2026 (Payment of Charges).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

Body:

" NILA BUDGET CITY" situated on S.F.Nos- 68/13,68/14,68/15 in Thirumalaisamuthiram Village and Panchayat, Thanjavur Panchayat Union, Thanjavur Taluk, Thanjavur District, - " NILA BUDGET CITY" – as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as LP/DTCP/TNJ/SWP/38/2026 for the residential layout named.

Road, Road Splay, Park and public Purpose Area, EB and LB Public area has been handed over deeded by Thanjavur Taluk and Panchayat Union, Thirumalaisamuthiram Village and Panchayat as seen in View-5 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-6 and a copy of it has been received by the panchayath council. It is hereby ordered that the final approval of the local body for the Residential layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.
conditions.

1.Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Thanjavur District numbered as LP/DTCP/TNJ/SWP/38/2026.

2.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.
3.The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
4.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.
5.The plots shown in approved 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.
6.If a low voltage / high voltage powerline / 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.
7.The hollowed part of the layout should be raised to street level.
8.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.
9.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.
10.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.

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 in corrector 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.
14.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.10,575/- Dated:27.03.2026
Centage Charges: Rs.11,700/- Dated:16.04.2026
Development Charge Rs.7055/- Dated:16.04.2026
Display Board Charges:Rs.1500/- Dated:16.04.2026
Sub-Division Charges:Rs.15,600/- Dated:16.04.2026
OSR Charges:Rs.78,351/- Dated:15.04.2026
Local body approval charges Rs. 360031-/- Dated:30.05.2026 Remitted through online

List of Reservation in Approved Layouts
Area of the Layout 7050.00 Sq.m
Allotted Plots 37
Common Reservation
Gifted to Local Body by Applicant
Proposed Roads and Splay 1826.63Sq.m
Reserved for Local Body 34.59Sq.m (0.64%)
Reserved for TANGDCO 33.45Sq.m (0.66%)

The Block Development Officer (Special Officer),

Copy to:

1.Sub Register, Vallam

2. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

3.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133,G-Block,1Avenue,
Anna Nagar(East),
Chennai.600 102

Village

Signature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2026.06.03 09:47:32

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.