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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025 LA **Date:** 7/26/25 4:46 PM

From:

Village Panchayat

Keela street, Mangudi, Valayapettai Post, Kumbakonam 612702

To :

Elanchazhiyan,
No.1 Kamaraj Nagar, Thirupuvanam Village,
Thiruvidaimaruthur Taluk, Thanjavur,612103.

Online Application Number: INN3SP8Y

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office Thanjavur District - Proposed Residential Layout plan with an
Extent of 4510.00 Sq.m in S.F. No. 216/1, 217/3B at Valayapettai Village Panchayat – Kumbakonam Taluk – Thanjavur District -
Technical Concurrence issued – As per the Valayaqpettai panchayat Resolution the Final order Issued – Regarding.

Ref :

1. Applicant Thiru. Elanchazhiyan, has applied for Proposed Residential Layout vide application No. INN3SP8Y (45756), Dated :
24.04.2025.
2. District Town and Country Planning was issued Road Pattern order Vide letter No. INN3SP8Y (45756)/2025/TCP Dated :
28.05.2025
3. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, Dated: 24.12.2020.
4. Applicant Thiru. Elanchazhiyan, Online Reference No. INN3SP8Y (45756) dated 08.08.2025 (Gifted Road, Public purposes
vide Gift Deed No. 2329/2025, Dated :
07.07.2025.
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: 28.05.2025 and 09.07.2025 (for OSR
and Centage, Subdivision, Development,
Display Board and flag day fund
15. Applicant Thiru. Elanchazhiyan, has paid demand fees payments vide Online Reference No. INN3SP8Y (45756) dated
08.07.2025 and 09.07.2025
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.
17.Valayapettai Villagepanchayat Resolution No.72. Dated17-07-2025

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 4th cited above, and on receiving the payment of charges such as Centage charge vide under reference 15th
cited above, the technical concurrence is Given And Asper the Valayapettai village panchayat Resoltion The finalOrder is
issued to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and approved number issued as DTCP/TNJ/SWP/KLPA/28/2025 and
Planning Permission No. 51/2025 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.
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, provide necessary street lights 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 must issue the

final approval After transfer of
earmarked road, park areas S.F. No. subdivision in favour 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, 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. 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:
1. Scrutiny Fee : 6,765.00/- Dated : 24.04.2025
2. Centage Charges : 7,500.00/- Dated : 09.07.2025
3. Development Charge : 4,510.00/- Dated : 10.07.2025
4. Sub-Division Charges : 10,000.00/- Dated : 10.07.2025
5. Display Board Charges : 1,500.00/- Dated : 10.07.2025
6. OSR Fee : 9,78,780.00/- Dated : 08.07.2025
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 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 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.
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.
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
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 for 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 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 : 4510.00 Sq.m
Allotted Plots : 20
Common Reservation
Gifted to Local Body by Applicant : Pay Guide line Value to Government Head
Proposed Roads and Splay : 1544.00 Sq.m
Reserved for Local Body : 15.80 (0.71 %)
Reserved for TANGDCO : 16.47 (0.71 %)
Copy To:
1. Elanchazhiyan,
No.1 Kamaraj Nagar, Thirupuvanam Village,
Thiruvidaimaruthur Taluk, Thanjavur,612103.
2. Assistant Director,
Department of Land Survey and Records,
Thanjavur District.
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.

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.