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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2026 ; Date :- 26.02.2026

Date: 2/26/26 6:13 PM

From:

Village Panchayat

Thirukkarugavur

To :

Aburojbegam N,
W/O, K.Nijamudeen,
Old Door No. 3/31 ,
New Door No. 3/432, Kadaiveethi,
Thirukkarukavur, Thanjavur.

Online Application Number: 6JE99SE2

Sir/ Madam,

Sub :

Final Approval Order - Residential Layout – PVR Nagar Phase- II - Office of the Local Body - The Special Officer / Block Development Officer (V.Pt) / The Executive Officer Thirukkarukavur Viilage Panchayat , Ammapet Block - The Proposal for Residential Layout with an Extent of 19750.00Sq.m in Rev.Sy No - 452/1A, 453/1A, 453/1B, 453/2 of Thirukkarukavur Village Panchayat - Papanasam Taluk and Thanjavur District – Final Approval issued - For Further action based on DTCP Roc No - 6JE99SE2(49011)/2025/TD-2/2025/TCP; Date : 24/07/2025 – Regarding .

Ref :

1.Application received vide online Single Window portal from ABUROJBEGAM N application number 6JE99SE2(49011)/2025/TD- 2, Dated: 21.06.2025.
2.District Town and country planning Office, Thanjavur District Letter No. 6JE99SE2(49011)/2025/TD2. (Road Pattern issued on 07.07.2025).
3.District collector, Thanjavur District Wet land NOC Letter.NA.KA.H1/25254/2022 Dated:06.05.2025
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 21.07.2025 (requiring payment of Centage Fee, Development Charge and Sub-division Charge).
14.Applicant generation payment on 21.07.2025. (Payment of Centage Fee, Development Charge and Sub-division Charge).
15.Display Board fee paid on 21.07.2025
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Local Body Demand Fees Payment Request Letter for Application No :- - Demand Payment Receipt Number 2026022649011 and Transction ID No 11000351641311 - Dated: 26.02.2026(Requiring Payment Including the Residential Layout Approval Fees Like Scruitny Deposits For 104 No's Of Plot , Land Conservation & Layout Inspection Fees).

Body:

The application was processed as per the rules prevailing and after perusing the records about conducting the inspection to applicant was directed to handover the portion of land earmarked for roads, park and public purposes meant for local body and TANGEDCO vide under reference 2nd cited above. After receiving the gift deeds vide under reference 6th cited above, and on And also conducting the Site inspection by the Local Body- The applicant was directed to Pay with reference to 17th Citied to Local Body Demand Fees Payment Request Letter for Application No :- 6JE99SE2 - Demand Payment Receipt Number 2026022649011 and Transaction ID No 11000351641311 - Dated: 26/02/2026 (Requiring Payment Including the Residential Layout Approval Fees and Land Conservation & Layout Inspection) Fees For 104 No's Of Plot. Then After this layout has been Requested for the approval of layout in Thanjavur district, Papanasam Taluk - Ammapettai Panchayat Union – Thirukarukkavur Panchayat/Village – Rev.Sy No - 452/1A, 453/1A, 453/1B, 453/2 - extent of 19750 Sq.m . In the continuation, with reference to the 2nd cited letter Road pattern is issued vide SWP on 07.07.2025. With reference to the 13th cited letter raised Centage Fee, Development Charge and Sub-division Charge vide SWP on 21.07.2025. Further the applicant ABUROJBEGAM N paid the above said charges on 21.07.2025 by The Local Body of Thirukkarukavur Village Panchayat with below conditions.

1.As per the condition, the layout has been approved and approval number issued By DTCP Resolution No is 49/2025 and enclosed with 2 set of original maps has been forwarded with it for further action.
2. Further, Then the Final Approval is given by the The Special Officer /Block Development Officer (V.Pt) / Executive Officer Thirukkarukavur Village Panchayat. We , Definetely send The Approval copy to the DTCP Office Without Time Delay as per Condition no.9 (b).
3. After the approval is Done By The Special Officer / Executive Officer Thirukkarukavur Village Panchayat - We , Definetely send the Approved Residential layout map to the concerned Registration department office and land survey department for information and appropriate action.
4.And also will enclosed the acknowledgment of receipt of receiving Maps and Proceeding orders to DTCP in it .
5. As per circular cited in 11th, it will enclosed to Forwar the Proceeding Orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions From DTCP as Follow's:-

1. As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9th cited above;
1. a) With reference to the 8th cited and 10th 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 The Special Officer / Executive Officer Thirukkarukavur Village Panchayat will issued to the applicant(s) directly.
1. b) Other than Municipal/ Corporation areas: We Will collect the necessary fees and after 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 as follows by the The

Special Officer / Executive Officer Thirukkarukavur Village Panchayat .

2. With reference to the 11th cited and 12th cited letter, the Concern Village Panchayat Administration has Verified that After transfer of earmarked road areas S.F.No sub-division in Favour concern The Special Officer / Executive Officer Thirukkarukavur Village Panchayat Before the Layout Final Approval
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.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 of Thirukkarukavur Village Panchayat collected the 3% Market Land Value as Land conversation charges as on Date ;- 26.2.2026 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.According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, 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. Then the Directorate of Town and Country Planning Department and The Special Officer / Executive Officer Thirukkarukavur Village Panchayat is not the right organization to decide this.
6. 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 TNCDBR-2019 the following fee and charges are collected as follows:

1. Scrutiny Fees Rs.29625, dated.21.06.2025
2. Centage Charges Rs.31500, dated.21.07.2025
3. Sub-division Charges Rs.42000, dated.21.07.2025
4. Development Charges Rs.19750, dated.21.07.2025
5. Display Board Rs.1500, dated.21.07.2025

8. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 For of Non-Planned area rule 3 For the Land Approval and also Under rule 9 concerned local body may be collected as per 3% Market Land Value as Land conversation charges For the Rev.Sy No - 452/1A, 453/1A, 453/1B, 453/2 at Extent of 19750.00 Sq.m and For the Land Approval Fees Rs. 29,299 /- and Then the Scruitny Deposits Charges For Plots as Per 104 No's X Rs.1000 = Rs.1,04,000 /+ Layout Inspection Fees as Rs. 3,000/- = Rs.1,07,000 /-. Then , Total Local Body Demand Fees is about Rs. 1,36,299 /- (Rupees One Lakh Thirty Six Thousand Two Hundred Ninety Nine Only) has Collected on Date 26.02.2026 by the Local Body Concern .

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 The Special Officer /Block Development Officer (V.Pt) / Executive Officer Thirukkarukavur Village Panchayat 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 Will be considered and decided by the The Special Officer / Executive Officer Thirukkarukavur Village Panchayat.
9. b) When the said plots are approved by the The Special Officer / Executive Officer Thirukkarukavur Village Panchayat Administration Authority, a copy of the Approval Definitely Will sent to the DTCP office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. The Special Officer / Executive Officer Thirukkarukavur Village Panchayat Will Advicese's to the Apllicant - 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 / Pelease 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 and the Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Thirukkarukavur Village Panchayat without any prior notice.
13. A copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Thirukkarukavur Village Panchayat along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale. This technical concurrence issued is forwarded to your office for further action. The Applicant is requested to contact The The Block Development Officer(Special Officer), Ammapettai Panchayat Union, Thanjavur District for final order.
13. A copy of the Plan Approved by the District Town and Country Planning office and Local Concern as The Special Officer /Block Development Officer (V.Pt) / Executive Officer Thirukkarukavur Village Panchayat 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
"Common Reservation
Gifted to Local Body by The Applicant "

1. Reserved for Local Body for Park 1 – 980.34 Sq.m – 10552.28 Sq.ft
Reserved for Local Body for Park 2 – 509.59 Sq.m – 5485.18 Sq.ft
Park 1 & 2 = 1489.93 Sq.m – 16037.46 Sq.ft - (10.01 %)
2. Public Purpose Land Reservation A – 76.22 Sq.m (820.42 Sq.ft) as per 0.51 %
3. Reserved for TANGDCO B – 76.28 Sq.m (821.07 Sq.ft) as per 0.51 %
4. Proposal Residential Layout Road - 4876.88 Sq.m (52494.25 Sq.ft)

14. DTCP Resolution / DTCP Final Approval NO : - SWP/49/2025, Date :- 24.07.2025. This Layout is Allotted for Residential Plots (including EWS Plots) as 104 No's of Plot's
15.As Per The G.O.181 and 141 & Layout Special Condition The Applicant Should be Provide Water Supply arrangements for individual Plot as per the Over Head Tank (OHT) and Pipeline , Road Formation and Street Light Extensions are Follow's as per Condition in this Residential Layout .
16. Then The Local Body Demand Charges - As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 For of Non-Planned area rule 3 For the Land Approval Fees , Scruitny Deposits and Also Layout Inspection Fees For 104 No's of Plots are collected as on Date 26.02.2026 under Rule 9 based on it - For the Rev.Sy No - 452/1A, 453/1A, 453/1B, 453/2 at Plot Extent of 19750.00 Sq.m - For Issuing the Final Approval for the Residential Layout is done by Thirukkarukavur Village Panchayat - Local Body Administration is Based upon Village Panchayat Resolution No – 34/2026 ; Date :- 26/02/2026 and it is Named as PVR Nagar Phase- II .

The Special Officer :- V. Navaroja (e-Signed)
The Special Officer /
Block Development Officer (V.Pt)
Thirukkarukavur Village Panchayat,
Ammapet Panchayat Union ,
Thanjavur District .

Copy to:
1. Aburojbegam N,
W/O, K.Nijamudeen,
Old Door No. 3/31 ,
New Door No. 3/432, Kadaiveethi,
Thirukkarukavur, Thanjavur.

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.

4.Tahsildar,
Papanasam Taluk,
Thanjavur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2026.02.26 18:13:15

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

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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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