Town and Country Planning Department(Planning Permission)

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

ROC No. IW8ZIAMS (56775)/2026/TCP Date : 28/01/2026

From:

Joint Director / Deputy Director / Assistant Director

No.5 Ganapathy Nagar, South Street, Medical College Road, Thanjavur

To :

Block Development Officer,(Special Officer),
Kumbakonam Panchayat Union,
Annalagraharam Panchayat, Mathi Village,
Kumbakonam Taluk, Thanjavur District.

Sir/ Madam,

Sub : Residential layout - District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of 2774.00 Sq.m in S.F.No. 273/6, 7A, of Mathi Village, Annalagraharam Panchayat, Kumbakonam Taluk and Thanjavur District - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. Riyazahamedali and Tmt. Meenakshiapplied online for approval of Residential Layout vide Online Layout Application IW8ZIAMS (56775), dated 07.11.2025.

2. District Town and Country Planning Office, Thanjavur District, Road Pattern approval Order vide Online Layout Application IW8ZIAMS (56775)/2025/TCP, Dated : 12/8/25 1.36 PM

3. Circular from the Director of Town and Country Planning, Roc. No. 19799/2020, dated 24.12.2020.

4. Applicants Thiru. Riyazahamedali and Tmt. Meenakshiapplied letter,dated 11.12.2025, enclosing Registered Sale Deed Document No.6919/2025, dated 09.12.2025.

5. G.O. (Ms) No. 138, Housing and Urban Development Department, dated 04.06.2004.

6. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply Department, dated 04.02.2019 and 31.01.2020.

7. G.O. (Ms) No. 141, Housing and Urban Development Department, dated 23.09.2020.

8. G.O. (Ms) No. 181, Housing and Urban Development Department, dated 09.12.2020.

9. G.O. (Ms) No. 79, Housing and Urban Development Department, dated 04.05.2017.

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 Request Letter, dated 16.12.2025, requiring payment of Centage Fee, Display Board Fee, and Flag Day Fund.

14. Applicants Thiru. Riyazahamedali and Tmt. Meenakshiapplied letter, dated 17.12.2025, towards payment of Centage Fee, Display Board Fee, and Flag Day Fund.

15. Circular from the Director of Town and Country Planning, Roc. No. 4367/2019/TCP2, dated 14.10.2019.

The application was processed as per the rules prevailing. After perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land
earmarked for roads and public purposes meant for the Local Body and TANGEDCO, vide reference 2nd cited above.

On receipt of the Gift Deeds, vide reference 5th cited above, and on receipt of payment of charges such as Centage Charge, vide reference 14th cited above, Technical Concurrence is
hereby issued to the said layout, subject to the following conditions:

As per the stipulated conditions, the layout has been technically concurred, and Approval Number DTCP / TNJ / SWP / KLPA / 54 / 2025 And Planning Permission No. 108/2025 have
been issued. The same, along with two (2) sets of original layout maps and the Gift Deed documents, is forwarded herewith for further necessary action.

Further, when the final approval is accorded by the Local Body, a copy of the conditions of approval shall be sent to this office immediately, as per Condition No. 9(b).

After approval by the Local Body, the approved Residential Layout Plan shall be forwarded to the concerned Registration Department Office and Land Survey Department for information and necessary action.

An acknowledgement of receipt for the maps and proceedings orders shall be sent to this office.

As per the Circular cited in reference 11th above, the proceedings orders and layout maps shall be forwarded to the concerned Tahsildar for updating the details in the Tamil Nilam website.

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. 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, 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:

Scrutiny Fee	: 4,161.00 Dated : 07.11.2025
Centage Charges	: 7,500.00 Dated : 17.12.2025
Development Charge	: 2,775.00 Dated : 17.12.2025
Sub-Division Charges	: 10,000.00 Dated : 17.12.2025
Display Board Charges	: 1,500.00 Dated : 18.12.2025
Open Space Resecvation (OSR)	: 17,109.00 Dated : 15.12.2025

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 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.

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.

Area of the Layout : 2774.00 Sq.m

Allotted Plots : 17
Common Reservation Gifted to Local Body by Applicant : Paid OSR Amount to Government Head Account
Proposed Roads and Splay : 872.67 sq.m
Reserved for Local Body : 9.61 Sq.m
Reserved for TANGDCO : 9.57 Sq.m

Assistant Director / Member Secretary,
District Town and Country Planning Office,
Thanjavur District.

Copy To:

Thiru. Riyazahamedali and Tmt. Meenakshi,
95/96, John Selvaraj Nagar Kumbakonam,
Thanjavur,612502

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

The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,Egmore.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4161	07/11/2025
2	OSR Fee		
3	Centage Charges	7500.00	17/12/2025
4	Development Charges	2775.00	17/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	10000.00	17/12/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thanjavur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Thanjavur
Date:2026.01.28 11:01:44