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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 214/2025/A2

**Date:** 8/26/25 10:24 AM

From:

Executive officer

1,Nalla Thaneer Kinaru Road,Vallam,Thanjavur(Tk),Thanjavur(Dt),613403

To :

Mr. G.N. ASHOK KUMAR
Mr. N.A. ARUNMOZHIVARMAN,
308, JUBLIE TOWERS,
RAMANATHAN ROUNDANA,
THANJAVUR. 613007.

Online Application Number: AJ852Y3O

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District - Thanjavur Taluk – Vallam Town Panchayat, Vallam South Sethi Village - RS.No 103/8A & 103/8B Area of 8824.00 Sq.m,94947 Sq ft, and the approval of the Town Panchayat for new 41 Plots, Residential Layout – " UNIVER CITY" Which has technical approval from the Assistant Director, District Town and Country Planning Office,Thanjavur District. – Regarding the granting of final approval by the local body.

Ref :

1.Applicant Thiru.GN.Ashok Kumar,Thiru.N.A.Arunmozhivarman, Application Ref: AJ852Y3O (45412) dated: 06.05.2025
2.District Town and country planning Office, Thanjavur District Letter No. AJ852Y3O (45412)/2025/TD2.(Road pattern issued on dated:15.05.2025).
3.Joint Director,Agricultural Department,Thanajvur Letter No K.Dis/E1/3901/2025 dated:09.04.2025
4.Joint Director of Town and Country Planning, Permission Roc.AJ852Y30 (45412)TD2 /2025/TCP, Dated. 24.05.2025.
5.Applicant Thiru.GN.Ashok Kumar, Thiru.N.A.Arunmozhivarman, Application Ref: AJ852Y3O (45412) dated:22.05.2024.(Gift deed document no.2181/2025&2182/2025 dated:20.05.2025)
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 WaterSupply,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:22.05.2025 (requiring payment of Charges)
15.Vallam Town Panchayat Resolution No: 597, Date: 31.07.2025

Body:

"UNIVER CITY " RS.No 103/8A,&103/8B Area of 8824.00 sq.m, 94947 Sq ft, and the approval of the Town Panchayat for new 41 Plots, Residential Layout "UNIVER CITY " Vallam Town Panchayat, Vallam North Village - as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Planning permission issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/34/2025 for the Residential layout named.

View-5 Road, and , EB an LB public area has been handed over deeded by Vallam town panchayat , Vallam North Village as seen in View-6 to 14 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-15 and a copy of it has been received by the Town panchayat council.

It is hereby ordered that the final approval of the local body for the 41 Plots, 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 DTCP/TNJ/SWP/34/2025 .

2.No alteration shall be made to road dimensions,road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Thanjavur District.

3.The approval number reference should be advertised through a notice board at the Residential sub division Layout location.

4.Plots other than plots selected for public purposes in this section should be used only for construction of residential houses.

As per TNCDBR-2019 the following fee and charges are collected as follows :

Applicant paided at DTCP Through to online
Scrutiny Fee: Rs. 13236 /- Dated: 06.05.2025
Centage Charges: Rs.12900 /- Dated: 22.05.2025
Development Charges: Rs.8830/- Dated: 22.05.2025
OSR charges: Rs. 59669/- Dated: 22.05.2025
Sub-Division Charges: Rs.17200/- Dated: 22.05.2025
Applicant paided at Electricity board RS. 299240/- Date. 05.08.2025
Applicant paided at Vallam Town Panchayat

| | |
|---|---|
| Inspection Fees : Rs.10000.00/- | Dated : 23.08.2025 Remitted through Online. |
| Vaccant Land Tax :Rs.379930.00/- | Dated : 23.08.2025 Remitted through Online. |
| Library Cess :Rs.37993.00/- | Dated : 23.08.2025 Remitted through Online. |
| Other Charges : Rs.41000.00/- | Dated : 23.08.2025 Remitted through Online. |
| Land Conversion Charge :Rs.22900.00/- | Dated : 23.08.2025 Remitted through Online. |

Executive Officer,

Vallam

Town panchyat,

Copy to:

1. Mr. G.N. ASHOK KUMAR, Mr. N.A. ARUNMOZHIVARMAN,308, JUBLIE TOWERS, RAMANATHAN ROUNDANA,THANJAVUR. 613007.

**Executive officer**

Signature valid

*Signed by: Executive Officer*
*Location:Thanjavur*
*Date:2025.08.26 10:24:50*

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.