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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc No: 06/2024

Date: 12/19/24 12:32 PM

From:

Village Panchayat

NEDUVAAKKOTTAI

To :

Tmt.J.Nirmala and Thiru.G.Jayapandian,
No.403.Taisha AIS Complex,
West Natesan Nagar,
Virugampakkam,
Chennai -600 092

Online Application Number: VFCJBX65

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 9650.00 Sq.m in S.Nos. 216A/1 and 216A/2B of Neduvakkottai Village - Neduvakkottai Panchayat – Mannargudi Taluk - Thiruvarur District – Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Tmt.J.Nirmala and Thiru.G.Jayapandian , Virugampakkam Chennai , Application Ref No: VFCJBX65
(28035/2024/TVR) Dated: 11.06.2024.

2. District Town and country planning Office, Thiruvarur District Letter Ref No: VFCJBX65
(28035/2024/TVR)
Dated: 20.06.2024

3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4. The Joint Director of Agriculture , Thiruvarur District Dry Land NOC vide Proc. No. 4581/2024/E4, Dated 31.05.2024

5. Applicant Tmt.J.Nirmala and Thiru.G.Jayapandian , Virugampakkam Chennai , Application Ref No: VFCJBX65
(28035/2024/TVR) (Gift Deed Document no: 3542/2024 and 3544/2024 Dated 08.07.2024).

6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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: 09.12.2020and 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. Demand payment Request Letter, Dated:20.06.2024 and 10.07.2024 (Requiring payment of OSR Fee and Centage Fees).

15 Applicant Tmt.J.Nirmala and Thiru.G.Jayapandian , Virugampakkam Chennai , Application Ref No: VFCJBX65
(28035/2024/TVR)Dated 10.07.2024 and 10.07.2024 (Payment of OSR Fee and Centage Fees).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

Body:

"SRI LAKSHMI GANESH NAGAR " situated on S.F.Nos. 216 A /1 & 216 A/2B in thiruvarur District, Mannargudi Taluk - Neduvakottai Panchayat Union – Neduvakottai Panchayat , Neduvakottai Revenu Village – SRI LAKSHMI GANESH NAGAR as per the Ordinances 1 to 3 and as per the processes mentioned in View-4. - Technical clearance issued has been given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:55 /2024 for the Residential Layout named

Road, Road splay, Park, Public Purpose Area and EB Public Area has been handed over deeded by Pamani Panchayat as seen in view-5 and then other than the above mentioned species the appropriate fees have been paid in the bank through bank Challan No: 20241128001245 as seen in view-6 and a copy of it has been received by the panchayat council.

It is hereby ordered that the final approval of the local body for the new 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, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No: 55/2024.

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, Thiruvarur District.

- Centage Charges – Rs. 13,800/ -Dt. 10.07.2024.
- Osra Fees – Rs. 35058 /- Remitted through Online
- Display Board charges : Rs. 1,500/ -Dt. 10.07.2024
- The Armed Force Flag Day Fund : Rs. 5,000/- (Receipt no. D/FUND/279268 Dated: 10.07.2024)
- E-Challan - Rs .155810 Through Bank Date: 28.11.2024
- Layout Approved Fee– Rs.45,000/- Dt. 28.11.2024
- Inspection Fees – Rs.5000/- Dt. 28.11.2024

The President
Neduvakottai Panchayat
Thiruvarur District

Copy To

1.Tmt.J.Nirmala and Thiru.GJayapandian,
No.403.Taisha AIS Complex,
West Natesan Nagar,
Virugampakkam,
Chennai -600 092

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

3.The Tahsildar,
Mannargudi Taluk,
Thiruvarur District.

4.The Sub-Registrar,
Mannargudi Sub-Registrar Office,
Thiruvarur District.

5.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.