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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 499/2024/A2 Date: 9/23/24 4:44 PM

From:

Executive officer

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

To :

Mr. Jaiganesh and others
No : 117, Bharathi nagar, 6th crosss
Tamil university, Neelagiri
Thanjavur – 613010

Online Application Number: UA5B9QVM

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District - Thanjavur Taluk – Vallam Town Panchayat , Vallam South Village - RS.No 10/8A in Area of 3217.00 sq.m, 34627.79 sq ft, and the approval of the Town Panchayat for new 18 Plots, Residential Layout – “Natchathira nagar” Which has technical approval from the Assistant Director,District Town and Country Planning Office,Thanjavur District. - Reg

Ref :

1. 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.
2. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
3. G.O.181 , Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
4. Thiru . Jaiganesh and others Online Application no.UA5B9QVM(3102)/2024/TD-2/2024 (dated:10.08.2024) District Town and country planning Office, Thanjavur District Letter No. UA5B9QVM(3102)/2024/TD-2/2024 (Road pattern issued on dated: 10.08.2024
5. Applicant Jaiganesh and others Application Ref No. UA5B9QVM(3102)/2024/TD-2/2024

(dated:10.08.2024. (Gift Deed Document no.2854 /2024, dated:07.08.2024)

6. Applicant Thiru. Jaiganesh and others DTCP Demand Payment And OSR Charges Request Letter On Date 07.08.2024 and 09.08.2024
7. Demand payment OSR Charges Paid Date : 09.08.2024
8. Applicant Thiru. Jaiganesh and others, Vallam Town Panchayat Demand and Tax Payment Request Letter Dated: 13.09.2024
9. Demand Payment,Taxes and Land Conversion Charges Paid Date : 16.09.2024 and 22.09.2024 .
10. Vallam Town Panchayat Resolution No:473, Date: 19.09.2024

Body:

"Natchathira nagar" situated on RS.No 10/8A Thanjavur District , Thanjavur Taluk , Vallam Town Panchayat, Vallam South Village - "Natchathira nagar" as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/72/2024 for the residential layout named Road, and , EB an LB public area has been handed over deeded by Vallam town panchayat , Vallam South Village as seen in View-6 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-6 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 18 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/72/2024 .

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, 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

- Scrutiny Fee: Rs.4826.00/- Dated: 26.07.2024 Remitted through Online.
- Centage Charges: Rs.6000/- Dated:09.08.2024 Remitted through Online.
- OSR Charges:Rs.605792/- Dated:09.08.2024 Remitted through Online.

Applicant paided at Electricity board RS. 90872/- date. 12.09.2024

Applicant paided at Vallam Town Panchayat

Inspection Fees : Rs.5000.00/- Dated : 16.09.2024 Remitted through Online.
Vaccant Land Tax :Rs.83110.00/- Dated : 16.09.2024 Remitted through Online.
Library Cess :Rs.8311.00/- Dated : 16.09.2024 Remitted through Online.
Other Charges : Rs.18000.00/- Dated : 16.09.2024 Remitted through Online.

Signature valid

Signed by: Executive Officer
Location:Thanjavur
Date:2024.09.23 16:44:11

Executive officer

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.