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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 6/2024 Date: 1/4/25 3:24 PM

From:

Village Panchayat

Panchayat Office Building ,R.M.S. Colony, Nanjikkottai Road, Thanjvaur Taluk, Thanjvaur -613006

To :

Tmt.G.Chinnammal,
Thiru.A.Albert Suresh,
No.17,Steela Marys Nagar,
2nd Street,Pudukottai Road,
Thanjavur.613 007

Online Application Number: 2SOCF1RZ

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential Layout with an extent of
4329.00Sq.m in Nanjikottai Village and Panchayat S.F.Nos. 92/5A1A1,5A2 of Thanjavur Taluk , Thanjavur District - Technical
Concurrence issued

Ref :

Applicant Tmt.G.Chinnammal & Thiru.A.Albert Suresh,Application Ref No.2SOCF1RZ(39828) dated:20.12.2024
2. District Town and country planning Office, Thanjavur District Letter No. 2SOCF1RZ(39828)/2024/TCP(Road pattern issued on
dated:27.12.2024).
3. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
4. Applicant Thiru.V.Murugaiyan,Application Ref No. CM221XBK(38904) dated:30.12.2024(Gift deed document no.8865/2024
dated:27.12.2024)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 &

16.07.2022
9. Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12. Demand payment Request Letter, Dated:30.12.2024 (requiring payment of Centage Fee).
13. Applicant Tmt.G.Chinnammal & Thiru.A.Albert Suresh,Application Ref No. 2SOCF1RZ(39828),Letter Dated: 30.12.2024
(Payment of Centage Fee).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021

Body:

NANJIKOTTAI PANCHAYAT R.S. NO-92/5A1A1,5A2 SITUATED AT CHINNAMMAL NAGAR DIVIDED INTO 1 TO 24 TOTAL PLOTS -24 HAS BEEN APPROVED BY RESOLUTION NO-132 DATED-03.01.2025 APPROVED BY NANJIKOTTAI PANCHYAT.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Thanjavur*
*Date:2025.01.04 15:24:07*

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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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.