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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 561/2024/A2

Date: 3/13/25 2:13 PM

From:

Executive officer

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

To :

Mr. M.ANBUSELVAN
Mr. K.VETRISELVAN
Mr. K. THIRUNAVUKARASU
21, RAJA SARAFOJI NAGAR
NEW BUSSTAND,
THANJAVUR. 613005

Online Application Number: XQ56UQSM

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District - Thanjavur Taluk – Vallam Town Panchayat , Vallam South Village - RS.No 64/5A, 5B,6A, 6B2,7,8A,9,10 Area of 18317 sq.m,197091 sq ft, and the approval of the Town Panchayat for new 79 Plots, Residential Layout – " SMART CITY EXTENSION " Which has technical approval from the Assistant Director,District Town and Country Planning Office,Thanjavur District. – Reg

Ref :

1. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No.XQ56UQSM(33095) dated:23.08.2024.
2. District Town and country planning Office, Thanjavur District Letter No.XQ56UQSM(33095)/2024/TCP.(Road pattern issued on dated: 07.09.2024).
3. Joint Director,Agricultural Department,Thanajvur Letter No K.Dis/E1/7690/2024 dated: 11.07.2024.
4.District Town and country planning Office, Thanjavur District Letter No. XQ56UQSM(33095)/2024/TCP.(Planning permision issued on dated:18.09.2024).
5. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No XQ56UQSM(33095) dated:11.09.2024.(Gift deed document no.3340/2024, dated:10.09.2024).
6. G.O. Ms No. 138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. Ms No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. Ms NO. 18 and 16, Municipal Administration and Water Supply Department ,Dated:

04.02.2019 and 31.01.2020.
9. G.O. Ms No. 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. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu, Vallam Town Panchayat Demand and Tax Payment Request Letter Dated: 10.01.2025
14. Demand Payment,Taxes and Land Conversion Charges Paid Date : 10.03.2025 and 08.03.2025
15. Vallam Town Panchayat Resolution No: 541, Date: 28.02.2025

Body:

"SMART CITY EXTENSION " RS.No 64/5A, 5B,6A, 6B2,7,8A,9,10 Area of 18317 sq.m,197091 sq ft, and the approval of the Town Panchayat for new 79 Plots, Residential Layout – " SMART CITY EXTENSION " Vallam Town Panchayat, Vallam South 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/83/2024 for the residential layout named.

View-5 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-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 79 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/83/2024 .

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 Through to online

Scrutiny Fee: Rs.27,476 /- Dated:23.08.2024

Centage Charges: Rs.23,700 /- Dated: 11.09.2024

Development Charges: Rs.18,317/- Dated: 11.09.2024

Display Board: Rs.1500/- Dated: 11.09.2024

Sub-Division Charges: Rs.31,600/- Dated: 11.09.2024

Applicant paided at Electricity board RS. 574120/- date. 27.11.2024

Applicant paided at Vallam Town Panchayat

Inspection Fees : Rs.10000.00/-	Dated : 10.03.2025 Remitted through Online.
Vaccant Land Tax :Rs.552000.00/-	Dated : 10.03.2025 Remitted through Online.
Library Cess :Rs.55200.00/-	Dated : 10.03.2025 Remitted through Online.
Other Charges : Rs.79000.00/-	Dated : 10.03.2025 Remitted through Online.
Land Conversion Charge :Rs.41400.00/-	Dated : 08.03.2025 Remitted through Online.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thanjavur
Date:2025.03.13 14:13:29

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.