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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: 115 Date: 1/3/25 3:42 PM

From:

Village Panchayat

Panchayat Office Building ,Main Road, Thirukanurpatti Post, Thanjavur Taluk, Thanjavur -613303

To :

Thiru.P.Michael Nepolean,
No.4/171,12th Street,
Nadarajapuram South,
Thanjavur.613007

Online Application Number: 4KQRQLDA

Sir/ Madam,

Sub :

Residential Sub Division Layout - Thanjavur District - Thanjavur Taluk – Thanjavur Panchayat Union , Thirukanurpatti Village - S.F.Nos. 178/1B2 in Area of 9434.00Sq.m and the approval of the Panchayat for new Residential Sub Division Layout – “JOSHWA GARDEN” 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 and 141, Housing and Urban Development Department, Dated: 9.12.2020 and 16.07.2022.
4.Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.20225.
5.Applicant Thiru.P.Michael Nepolean Application Ref No.4KQRQLDA(39443) dated:26.12.2024.(Gift deed document no.5010/2024, dated:24.12.2024).
6.ApplicantThiru.P.MichaelNepolean Application Ref No.4KQRQLDA(39443) dated:18.12.2024
7.Demand payment Request Letter, Dated:01.11.2024&04.11.2024 (requiring payment of Charges)
8.Applicant Thiru.P.Michael Nepolean Application Ref No.4KQRQLDA(39443) dated:18.12.2024
9.Thanajvur District, Thirukkanurpatti, Ref No. 115 dated 30.11.2024

Body:

"JOSHWA GARDEN" situated on S.F.Nos. 178/1B2 Thanjavur District , Thanjavur Taluk , Thanjavur Panchayat Union , Thirukanurpatti Village - "JOSHWA GARDEN" 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/121/2024for the residential layout named

Road Splay and Public purpose Area,EB.LB public area has been handed over deeded by Thanjavur Panchayat Union , Thirukanurpatti Village as seen in View-5 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 panchayat council.

It is hereby ordered that the final approval of the local body for the 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.

Conitions :

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/121/2024.

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 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 :

Scrutiny Fee Rs.14,151/- Dated:18.12.2024

Centage Charges Rs.13,500/- Dated:26.12.2024

Development Charge Rs.9450/- Dated:26.12.2024

Sub-Division Charges Rs.18,000/- Dated:26.12.2024

Display Board Charges Rs.1500/- Dated:26.12.2024

OSR Charges Rs.69,802/- Dated:26.12.2024

Local body approval charges Rs.139538 /- Dated :31.12.2024 Remitted through online

The President,
Thirukanurpatti village,
Thanjavur panchayat union
Thanjavur District.

Copy to:

1.Sub Register, Thanjavur

2. Tahsildar, Thanjavur

3.Block Development officer, Thanjavur Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.01.03 15:42:09

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.