Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 46/2025-2026

Date: 9/26/25 12:19 PM

From:

Village Panchayat

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

To :

Thiru.D.Wenceslaus Justin,
Tmt. Devi Priya,
No.345, Punitha Anthoniyar Kovil Street,
Munnayampatti,
Thanjavur Taluk,
Thanjavur - 613 401.

Online Application Number: Y5X640S2

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District, Thanjavur Taluk and Panchayat Union, Thirukanurpatti Panchayat and Village S.No. 82/2A, 3A1B, 4A - in Area of 9658.00 Sq.m and the approval of the Panchayat for new Residential Layout – “VINISH GARDEN EXTENSION II” – Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant Thiru.D. Wenceslaus Justin and Tmt. Devi Priya Application Ref No. Y5X640S2 (47451) dated: 10.06.2025.
2. District Town and country planning Office, Thanjavur District Letter No. Y5X640S2 (47451)/2025/TD2. (Road pattern issued Dated : 18.06.2025).
3. Joint Director, Agriculture Department Thanajvur Letter No. K.Dis/E1/5394/2025 dated: 02.06.2025
4. Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru.D.Wenceslaus Justin and Tmt. Devi Priya, Application Ref No.

Y5X640S2 (47451) 03.07.2024. (Gift deed document no. 2879/2025 & 2880/2025 dated: 30.06.2025).

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

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017

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: 09.12.2020 & 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.

Body:

"VINISH GARDEN EXTENSION II" situated on S.F.No. 82/2A, 3A1B, 4A Thanjavur District, Thanjavur Taluk, Thanjavur Panchayat Union, Thirukanurpatti Panchayath and Village - "VINISH GARDEN EXTENSION II" – 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/47/2025 for the residential layout named.

Road, Road Splay, Park and public Purpose Area, EB and LB Public area has been handed over deeded by Thanjavur Taluk and Panchayat Union, Thirukanurpatti Panchayath and 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 panchayath 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/47/2025.
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.

5.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee: Rs.14,487/- Dated:10.06.2025

Centage Charges: Rs.10,500/- Dated:08.07.2025

Development Charges: Rs.9700/- Dated: 08.07.2025

Display Board Charges:Rs.1500/- Dated:04.07.2025

Sub-division Charged Rs.14,000/- Dated: 08.07.2025

Local body approval charges Rs. 2,66,907 /- Dated: 22.09.2025 Remitted through online

Copy to:

The Block Development Officer (Special Officer),

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.09.26 12:19:57

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.