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3/350/2 Mettukuppam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 48/2025 **Date:** 12/8/25 7:57 PM

From:

Village Panchayat

Panchayat office building, K.Valludanpattu, Vadaku street, Nanjikottai Post, Thanjavur -613006

To :

Thiru.M.Anbuselvan,
Thiru.K.Vetriselvan,
Thiru.K.Thirunavukkarasu,
No.21,Raja Sarafoji Nagar,
Ramnath Hotel Opposite
New Busstand,
Thanjavur. 613005.

Online Application Number: XNN4JH0C

Sir/ Madam,

Sub :

Layout – District Town and Country Planning Office, Thanjavur- The proposal for Residential ISHWARYAM CITY Layout with an extent of 31500.00Sq.m in S.F.Nos.60/4,61/5A,5B,6,7B,8,9,10,11,12,69/3B2,3B3 of Kollangarai Vallundanpattu Village and Panchayat, Thanjavur Taluk and Thanjavur District - Technical Concurrence issued - forwarded for further

Ref :

1. Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu, Application Ref Application:XNN4JH0C(53764) dated:08.09.2025.
2.District Town and country planning Office, Thanjavur District Letter No XNN4JH0C (53764)/2025/TD2.(Road pattern issued on dated: 30. 09.2025)
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4. Application Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref: XNN4JH0C(53764) 06.10.2025(Gift deed document no.6383/2025 &6384/2025 dated:03.10.2025)
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 MunicipalAdministration 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.

3.According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and

Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is

verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

4.EWS plots Shall sell the plot only for this purpose. Amalgamation shall be permissible in those cases of EWS plots in areas other than corporations and Municipalities after a period of three years. In such cases of amalgamation, the planning parameter for EWS areas shall not apply.

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

Scrutiny Fee: Rs.47,200/- Dated:08.09.2025

Centage Charges: Rs.41,400 /- Dated:06.10.2025

Development Charge Rs.31,525/- Dated:06.10.2025

Display Board Charges:Rs.1500/- Dated:06.10.2025

Sub-Division Charges:Rs.55,200/- Dated:06.10.2025

Layout Conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not

15.Applicant Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkara Application Ref: CUQ08FJR(42135) (2025112953764)dated:22.03.2025 (payment of layout Approval fees, layout inspection fees)

16. Kollangarai Vallundanpattu Panchayat,Resolution No : 48/04.12.2025

Body:

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: 06.10.2025 (requiring payment of Charges).

13. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkara, Letter Dated: 06.10.2025 (Payment of Charges)

14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021

15.Applicant Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkara Application Ref: CUQ08FJR(42135) (2025112953764)dated:22.03.2025 (payment of layout Approval fees, layout inspection fees)

16. Kollangarai Vallundanpattu Panchayat,Resolution No : 48/04.12.2025

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 6' x 4' permanent display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant.
Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

List of Reservation in Approved Layouts

Area of the Layout 31500.00 Sq.m
Allotted Plots 137(Regular Plot 100)
Common Reservation

Gifted to Local Body by Applicant

Proposed Roads and Splay 7564.69 Sq.m

Reserved for Local Body 125.36Sq.m (0.52%)

Reserved for TANGDCO 127.72Sq.m (0.53%)

Parks 2450.24Sq.m (10.23%)

For Sale Plot for EWS and Plot Numbers (34To 44,59, 60,63, 64,71,72, 73, 75 To 87,95 To 100) =
2487.05Sq.m 10.39%

Copy to:

1. Thiru.M.Anbuselvan,
Thiru.K.Vetriselvan,
Thiru.K.Thirunavukkarasu,
No.21,Raja Sarafoji Nagar,
Ramnath Hoter Oppositive,

New Busstand,
Thanjavur. 613005

2.Assistant Director,
Department of Land Survey and Records,
Thanjavur District.

3.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor,
Gandhi Irwin Bridge Road,
Egmore.

Village

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.