Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



# Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 11/27/24 8:02 PM

From:

Village Panchayat

Panchayat Office Building , Sannathi Theru, Mariammankoil Post, Thanjavur Taluk, Thanjavur -613501

To :

G.Lakshmi Priya,
No.10/30,Balan Street,
Vaduvur Thenpathi,
Mannaargudi,
Tiruvarur.614 019

Online Application Number: Y7FZ7QV9

Sir/ Madam,

Sub :

Sub: Residential Sub Division Layout - Thanjavur District - Thanjavur Taluk – Thanjavur Panchayat Union ,Mariyamman Kovil Panchayath and Village, S.No.99/1B in Area of 9800.00 sq.m and the approval of the Panchayat for new ResidentialSub Division Layout – LAKSHMI NAGAR – Which has technical approval from the Assistant Director,District Town and Country Planning Office,Thanjavur District. - Reg

Ref :

1.Applicant Selvi.G.Lakshmi Priya Application Ref No. Y7FZ7QV9 (34674)dated: 18.09.2024
2.District Town and country planning Office, Thanjavur District Letter No. Y7FZ7QV9 (34674)/2024/TCP(Road pattern issued on
dated:
25.09.2024).
3.District Collector’s Office , Thanajvur Roc. No H1/12606/2022 dated 28.05.2024
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5.Applicant Selvi.G.Lakshmi Priya Application Ref No. Y7FZ7QV9 (34674)dated:22.11.2024.(Gift deed document no.3548/2024,
dated:21.11.2024).
6. Demand payment Request Letter, Dated:22.11.2024 (requiring payment of Charges).
7.Applicant Selvi.G.Lakshmi Priya, Letter Dated:22.11.2024 &25.11.2024 (Payment of

Charges).).
8. Demand payment Request Letter From Panchayth Office, Dated:27.11.2024
9.Thanajvur District and Taluk Mariyamman Kovil panchayat Resolution No.119 dated 04.11.2024

Body:

Body

“LAKSHMI NAGAR ” situated on S.No 99/1B, Thanjavur District Thanjavur Taluk , Thanjavur Panchayat Union ,Mariyamman Kovil Panchayth
LAKSHMI NAGAR – 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/106/2024 for the residential layout named
Road,Road Splay and Public purpose Area,EB an LB public area has been handed over deeded by
Thanjavur Panchayat Union , Mariyamman Kovil Village as seen in View-5 and then other the above mentioned species
he appropriate fees have been paid in the bank through bank challan as seen in View-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/106/2024.
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 :
• Scrutiny Fee: Rs.14,700/- Dated: 18.09.2024 Remitted through Online.
• Centage Charges: Rs.11,700 /- Dated: 25.11.2024 Remitted through Online.
• Development Charges: Rs.9,900/- Dated: 25.11.2024
• Sub-Division Charges: Rs.15,600/- Dated: 25.11.2024
• OSR Charges: Rs.89,774/- Dated:22.11.2024 Remitted through Online.
• Local body approval charges Rs. 97,500/-Dated:27.11.2024 Remitted through online

The Prisident,
Mariyamman Kovil panchyat,
Thanjavur Panchyat union
Thanjavur District.613501

Copy to:

1.Sub Register,Thanjavur
2.Tahilsdhar,Thanjavur
3.Block Development officer,Thanjavur Panchayat Union.

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2024.11.27 20:02:22



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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