Layout Application - Final Approval Letter

Roc No: 02/2025 Date: 1/3/25 4:49 PM

From:

Village Panchayat

AD Street Pranthai Alangudi Pulvarnatham (P) Papanasam (TK) Thanjavur (DT)

To :

Mr.R. Ulaganathan and A.Abdul Samad
(Managing Partners of Sun Promotors) and K. Srinivasan,
Plot No. 64/18, Rajaji Road, Srinivasapuram,
Thanjavur - 613 009,
Online Application No : AKUJ60JU

Online Application Number: AKUJ60JU

Sir/ Madam,

Sub :

Residential Sub Division Layout - Thanjavur District – Papanasam Taluk – Ammapettai Panchayat Union , Alangudi Panchayath and Village - S.No . 390B/1, 390B/2, 390B/3, 393B/1A1 , 393B/1A2 , 393B/1B ,393B/2 , 393B/3, 419BB/2A2 , 419BB/58 - in Area of 32509.00 Sq.m and the approval of the Panchayat for new Residential Sub Division Layout – GANDHI NAGAR – Which has technical approval from the Assistant Director,
District Town and Country Planning Office,Thanjavur District. - Reg

Ref :

1. Applicant Mr.R.Ulaganathan, Abdul Samad, (Managing Partners of Sun Promotors) and K.Srinivasan, Application Ref No. AKUJ60JU (39569) dated: 20.12.2024.

2. District Town and country planning Office Thanjavur District Letter No. AKUJ60JU (39569 /2024TD-2/2024/TCP (Road pattern issued Dated :26.12.2024).

3. District Collector, Thanajvur Letter No Na.Ka.H1/12821/2021 dated:28.05.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr.R. Ulaganathan, Abdul Samad, (Managing Partners of Sun Promotors) and K. Srinivasan Application Ref No. AKUJ60JU (39569) dated:27.12.2024.(Gift deed document no. 5236/2024 and 5237/2024 dated: 27.12.2024).

6. Demand payment Request Letter, Dated: 28.12.2024 & 30.12.2024 (requiring payment of

Centage Fee, Display Board Fee, Development Fee, Subdivision Charges).

7. Applicant Mr.R. Ulaganathan and A.Abdul Samad , (Managing Partners of Sun Promotors) and K. Srinivasan Letter Dated: 30.12.2024 (Payment of & Centage Fee, Development Fee).

8. Demand payment Request Letter From Panchayth Office, Dated:03.01.2025

9.Applicant Mr.R. Ulaganathan and A.Abdul Samad, (Managing Partners of Sun Promotors) and K.Srinivasan Local Body Fee Letter dated :03.01.2025(Payment of Local body Fee)

10. Thanajvur District and Papanasam Taluk, Alangudi Village and Panchayat Resolution No.2 dated 03.01.2025.

Body:

"GANDHI NAGAR" situated on S.F.No. 390B/1, 390B/2, 390B/3, 393B/1A1, 393B/1A2, 393B/1B ,393B/2 , 393B/3, 419BB/2A2 , 419BB/58 Thanjavur District , Papanasam Taluk, Ammapettai Panchayat Union , Alangudi Village and Panchayath - GANDHI 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/125/2024 for the residential layout named

Road,Road Splay Park and Public purpose Area,EB an LB public area has been handed over deeded by Ammapettai Panchayat Union , Alangudi Village and Panchayath 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/125/2024

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.

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

Scrutiny Fee: Rs.48,764/- Dated:18.12.2024

Centage Charges: Rs.42,000/- Dated:30.12.2024

Development Charges:Rs.32,509/- Dated:30.12.2024

Display Board Charges:Rs.1,500/- Dated:27.12.2024

Sub-division Charged Rs.56,000/- Dated:30.12.2024

Local body approval charges Rs. 575000 /- Dated:03.01.2025 Remitted through online

The President,
Alangudi Village and Panchayath,
Ammapettai Panchayat union,
Thanjavur District.

Copy to:

1.Sub Register, Karunthattankudi

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.01.03 16:49:47