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Layout Application - Final Approval Letter

Roc No: 114

Date: 12/31/24 4:36 PM

From:

Village Panchayat

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

To :

Thiru.R.Ramakrishnan,
No.59,Anbil South Street,
Jangamarajapuram,
Lalgudi Taluk,
Tiruchirappalli District.621702

Online Application Number: ISJBJXXX

Sir/ Madam,

Sub :

Residential Sub Division Layout - Thanjavur District - Thanjavur Taluk – Thanjavur Panchayat Union , Thirukanurpatti Village - S.F.Nos. 24/140(Old S.F.No:24/4) and 24/141(Old S.F.No:24/7) in Area of 2418.00Sq.m and the approval of the Panchayat for new Residential Sub Division Layout – Dr.DURAI CITY EXTENSION 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:07.01.2022
5.Applicant Thiru.R.Ramakrishnan, Application Ref No. ISJBJXXX (36514) dated:04.11.2024. (Gift deed document no.4093/2024 dated:29.10.2024).
6. Applicant Thiru.R.Ramakrishnan,Application Ref No.ISJBJXXX (36514) dated:26.10.2024 7. Demand payment Request Letter, Dated:01.11.2024&04.11.2024 (requiring payment of Charges)
8. Applicant Thiru.R.Ramakrishnan,LetterDated:1.11.24&04.11.2024
9.Thanajvur District, Thirukkanurpatti, Ref No. 114 dated 30.11.2024

Body:

“Dr.DURAI CITY EXTENSION ” situated on S.F.Nos. S.F.Nos. 24/140(Old S.F.No:24/4) and 24/141(Old S.F.No:24/7) Thanjavur District , Thanjavur Taluk , Thanjavur Panchayat Union , Thirukanurpatti Village - Dr.DURAI CITY EXTENSION 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/89/2024 for 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/103/2024.
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.3627/- Dated:26.10.2024
Centage Charges: Rs.3000/- Dated:04.11.2024
Development Charges:Rs.2450/- Dated:04.11.2024
Display Board Charges:Rs.1500/- Dated:04.11.2024
Sub-division Charges: Rs.4000/- Dated:04.11.2024
OSR Charges:Rs.24,180/- Dated:01.11.2024
Local body approval charges Rs.36024/- 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.

Signature valid Village

Signed by: Village Panchayat President
Location:Thanjavur
Date:2024.12.31 16:36:06



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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

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