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Layout Application - Final Approval Letter

Roc No: 82

Date: 9/19/24 12:52 PM

From:

Village Panchayat

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

To :

Thiru.V.Govindaraj,
Tamil Promoters,Managing Partner,
No.2835,Paloba Nathavanam,
Vadakkuvasal, Thanjavur.613 001
Online Application No : HBJ9LWBG(31710)/2024/TCP

Online Application Number: HBJ9LWBG

Sir/ Madam,

Sub :

Sub: Residential Sub Division Layout - Thanjavur District - Thanjavur Taluk – Thanjavur Panchayat Union , Thirukanurpatti Village - S.No .257/8A1A,8B1,8C1,8D,12B,271/1,272/3A,5A, 6A,7A,8,9 in Area of 39482.00sq.m and the approval of the Panchayat for new Residential Sub Division Layout – DELTA CITY –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 , Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

4. District Town and country planning Office, Thanjavur District Letter No. HBJ9LWBG(31710)/2024/TCP.(Road pattern issued on dated: 26.04.2024).

5. Applicant Thiru.VGovindaraj,Tamil Promoters,Managing Partner Application Ref No. HBJ9LWBG(31710) dated:24.08.2024.(Gift deed document no.3053/2024, dated:21.08.2024)

6. Applicant Thiru.V.Govindaraj,Tamil Promoters,Managing Partner, Application Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

7.Demand payment Request Letter, Dated:27.04.2024&30.04.2024 (requiring payment of OSR & Centage Fee).

8. Applicant Thiru.V.Govindaraj,Tamil Promoters,Managing Partner, Letter Dated:27.082024 (Payment of Centage Fee).

9. Thanajvur District, Thirukanurpatti panchayat Resolution No.82 dated 18.09.2024

Body:

"DELTA CITY" situated on S.No .257/8A1A,8B1,8C1,8D,12B,271/1,272/3A,5A,6A,7A,8,9 Thanjavur District , Thanjavur Taluk , Thanjavur Panchayat Union , Thirukanurpatti Village - DELTA CITY – 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/78/2024 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 , 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/78/2024.

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.59,223/- Dated: 14.08.2024Remitted through Online.
- Centage Charges: Rs.59,700 /- Dated: 27.08.2024Remitted through Online.
- Development Charges: Rs.39,482/- Dated: 27.08.2024
- Display Board: Rs.1500/- Dated: 27.08.2024
- Sub-Division Charges: Rs.79,600/- Dated: 27.08.2024

OSR Charges: Rs.172087/- Dated:20.06.2024 Remitted through Online.

Local body approval charges Rs. 361792/- Remitted through online

The Prisident,
Thirukanurpatti panchyat,
Thanjavur Panchyat union
Thanjavur District.

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:2024.09.19 12:52:08

Village



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

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