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Layout Application - Final Approval Letter

Roc No: 14/2025 Date: 3/29/25 5:19 PM

From:

Village Panchayat

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

To :

Thiru.S.Jaheer Hussain,
No.45,Kavery Nagar,
Keelavasal Town,
Karambai Road,
Thanjavur.613 001

Online Application Number: EFYH5T09

Sir/ Madam,

Sub :

Residential Sub Division Layout - Thanjavur District - Thanjavur Taluk - Thanjavur Panchayat Union , Puliyanthoppu Village & MariammanKovil Panchayat - S.F.No.53/3Apt,7A,7B,8 in Area of 7090.24Sq.m and the approval of the Panchayat for new Residential Sub Division Layout - "ROYAL 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 and 141, Housing and Urban Development Department, Dated: 9.12.2020 and 16.07.2022.
4.Director of Town and Country Planning, Roe No.320/ 2022/TCP3, Dated:07.01.2022
5.ApplicantThiru.S.Jaheer Hussain Application RefNo. EFYH5T09 (36485) dated:30.12.2024.(Gift deed document no.3878/2024, dated:20.12.2024).
6.ApplicantThiru.S.Jaheer Hussain,Application RefNo. EFYH5T09 (36485) Letter Dated:03.01.2025 (Payment of Centage Fee)
7.Demand payment Request Letter, Dated:03.01.2025 (requiring payment of Centage Fee).

8.Applicant Thiru.S.Jaheer Hussain, Letter Dated:03.01.2025 (Payment of Charges).
9.Thanajvur District, Puliyanthoppu Village & Mariammkovil Panchayat, Ref No. 14 dated 03.02.2025

Body:

"ROYAL CITY" situated on S.F.No.53/3Apt,7A,7B,8 Thanjavur District , Thanjavur Taluk , Thanjavur Panchayat Union , Puliyanthoppu Village & Mariammankovil Panchayat - ROYAL 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/TLPA/04/2025 for the residential layout named
Road Splay and Public purpose Area.EB.LB public area has been handed over deeded by Thanjavur Panchayat Union , Munnaiyampatti 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/TLPA/04/2025.
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.12,435/- Dated:22.12.2024
Centage Charges Rs.10,800 /- Dated:03.01.2025
Development Charge Rs.7100/- Dated:03.01.2025
Sub-Division Charges Rs.14400/- Dated:03.01.2025
Display Board Charges Rs.1500/- Dated:03.01.2025
OSR Charges Rs.15,49,740/- Dated:31.12.2025
Local body approval charges Rs.768000/- Dated : 21.03.2025 Remitted through online
Copy to:
1.Sub Register,Thanjavur
2. Tahsildar,Thanjavur
3.Block Development officer, Thanjavur Panchayat Union.
The President,
Pulianthoppu village,
Thanjavur panchayat union
Thanjavur District.

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.03.29 17:19:59
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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