Layout Application - Final Approval Letter

Roc No: 219

Date: 6/30/25 12:39 PM

From:

Village Panchayat

Sengipatti

To :

S Roja,
No-1318 Nila Citizen City,
Thirukanurpatti Village, Vallam Road,
Thanjavur Tk& Dt.

Online Application No : MCTF75K0 (45076)/2025/TCP

Online Application Number: MCTF75K0

Sir/ Madam,

Sub :

Layout - Office of the Assistant Director of town and country planning, - Thanjavur district – Budalur Taluk/Panchayat Union – Sengipatti Village/panchayat – S.F.No 163/2B, 163/2C, 163/2D - extent of 6600 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref :

1.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
2.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.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.
4.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
5.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
6. Government Letter No.19113 / Nov 4(3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017
7. Application received vide online Single Window portal from S Roja application number MCTF75K0 (45076)/2025/TD-2,Dated:03.04.2025.

8.District Town and country planning Office, Thanjavur District Letter No. MCTF75K0 (45076)/2025/TD-2. (Road Pattern issuedand OSR fee generated on 02.05.2025).
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,

Dated: 08.09.2017
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
12.Display Board fee paid on 06.05.2025
13. Demand payment Generated vide Single Window Portal on 08.05.2025 (requiring payment of Centage Fee, Development Charge and Subdivision Charge).
14. Sengipatti Panchayat Resolution No: 219 Date: 28.06.2025

Body:

"MAJESTIC CITY" situated on S.F.No 163/2B, 163/2C, 163/2D- extent of 6600 Sq.m Sengipatti Village, Budalur Taluk ,Thanjavur District, - "MAJESTIC CITY" as per the Ordinances 1 to 3 and as per the processes mentioned in View- 4 to 9-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/36/2025 for the residential layout named
Road,Road Splay,Park and Public purpose Area, EB an LB public area has been handed over deeded by Budalur Panchayat Union , Sengipatti Village as seen in View-6 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.
Conditions :
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/36/2025
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 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 :
Paided DTCP
1. Scrutiny Fees Rs. 9900, dated.03.04.2025
2. Centage Charges Rs. 13200, dated.23.05.2025
3. Sub-division Charges Rs. 17600, dated. 23.05.2025
4. Development Charges Rs. 6600, dated. 23.05.2025
5. OSR Fees Rs. 30858, dated. 06.05.2025
6. Display Board Rs.1500, dated.06.05.2025
7. Paided Sengipatti Panchayat Rs. 51000 dated. 28.06.2025

Block Development Officer(Special Officer),
Sengipatti Panchayat
Budalur Taluk & District.

Copy to:
1.Sub Register,Thanjavur
2.Assistant Director Department Of The Land Survey,Thanjavur
3.Assistant Director Department Of the Town Country Planning office
Thanjavur District.

Signature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.06.30 12:39:52
Village