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Layout Application - Final Approval Letter

Roc No: 518/2024/A2 Date: 2/4/25 1:07 PM

From:

Executive officer

1,Nalla Thaneer Kinaru Road,Vallam,Thanjavur(Tk),Thanjavur(Dt),613403

To :

Mr. M.ANBUSELVAN,
Mr. K.VETRISELVAN
Mr. K. THIRUNAVUKARASU
21, RAJA SARAFOJI NAGAR
NEW BUSSTAND, THANJAVUR. 613005

Online Application Number: OLF2AMC9

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District - Thanjavur Taluk – Vallam Town Panchayat , Vallam South Village - RS.No 27/1,2,3,4,5,6,7B,9,64/6C1A1,6C2,6C3, Area of 18600 sq.m, 200136 sq ft, and the approval of the Town Panchayat for new 83 Plots, Residential Layout – " SMART CITY " Which has technical approval from the Assistant Director,District Town and Country Planning Office,Thanjavur District. – Reg

Ref :

1.Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No. OLF2AMC9(32155) dated: 05.08.2024
2.District Town and country planning Office, Thanjavur District Letter No. OLF2AMC9(32155)/2024/TCP.(Road pattern issued on dated:14.08.2024).
3.Joint Director,Agricultural Department,Thanajvur Letter No K.Dis/E1/7690/2024 dated: 11.07.2024
4.District Town and country planning Office, Thanjavur District Letter No. OLF2AMC9(32155)/2024/TCP.(Planning permision issued on dated:20.08.2024).
5.Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu Application Ref No. OLF2AMC9(32155)
dated:17.08.2024.(Gift deed document no.2958/2024, dated:16.08.2024)
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.

O.16 Department of Municipal
Administration and Water Supply, dated:
31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022
11.Government Letter
No.19113 / Nov 4 (3) / 2017-1, Housing and
Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13. Applicants Thiru.M.Anbuselvan, Thiru.K.Vetriselvan, Thiru.K.Thirunavukkarasu, Vallam Town Panchayat Demand and Tax Payment Request Letter Dated: 10.01.2025
14. Demand Payment,Taxes and Land Conversion Charges Paid Date : 03.02.2025 and 04.02.2025
15. Vallam Town Panchayat Resolution No: 526, Date:
31.01.2025

Body:

"SMART CITY" situated on RS.No 27/1,2,3,4,5,6,7B,9,64/6C1A1,6C2,6C3, Area of 18600 sq.m, 200136 sq ft, and the approval of the Town Panchayat for new 83 Plots, Residential Layout, Thanjavur Taluk , Vallam Town Panchayat, Vallam South Village - as per the Ordinances 1 to 3 and as per the processes mentioned in View-4.-Planning permission issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/73/2024 for the residential layout named.
View-5 Road, and , EB an LB public area has been handed over deeded by Vallam town panchayat , Vallam South Village as seen in View-6 to 14 and then other the above mentioned species the appropriate fees have been paid in the bank through bank challan as seen in View-15 and a copy of it has been received by the Town panchayat council.
It is hereby ordered that the final approval of the local body for the 83 Plots, 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.
As per TNCDBR-2019 the following fee and charges are collected as follows :
Applicant paided at DTCP Through to online
Scrutiny Fee: Rs.27,900/- Dated: 05.08.2024
Centage Charges: Rs.25,500 /- Dated: 17.08.2024
Development Charges: Rs.18,600/- Dated: 17.08.2024
Display Board: Rs.1500/- Dated: 17.08.2024
Applicant paided at Electricity board RS. 673640/- date. 11.11.2024

Applicant paided at Vallam Town Panchayat

Inspection Fees : Rs.10000.00/-	Dated : 03.02.2025 Remitted through Online.
Vaccant Land Tax :Rs.560500.00/-	Dated : 03.02.2025 Remitted through Online.
Library Cess :Rs.56050.00/-	Dated : 03.02.2025 Remitted through Online.
Other Charges : Rs.83000.00/-	Dated : 03.02.2025 Remitted through Online.

Signature valid
Signed by: Executive Officer
Location: Thanjavur
Date: 2025.02.04 13:07:00

Executive officer



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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