Layout Application - Final Approval Letter

Roc No: 32/2025

Date: 4/15/25 11:31 PM

From:

Village Panchayat

Panchayat Office Building ,Manakkarambai, Vethiyapuram Post, Thiruvaiyaru Taluk, Thanjavur -613205

To :

Thiru.V.J.Felix Sundar,
No.2851/38E,Bharat Garden,
Near V.O.C.Nagar,
Petrol Bunk,Trichy Road,
Thanjavur-613007

Online Application Number: NL7UPX6W

Sir/ Madam,

Sub :

Residential Sub-Division Layout - Thanjavur District – Thanjavur Taluk and Panchayath Union – Manakarambai Panchayat, Palliagraharam village S.No . 41/12C - in Area of 6764.28 Sq.m and the approval of the Panchayat for new Residential Layout – "THAJES AVENUE" – Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1.Applicant Thiru.V.J.Felix Sundar,Application Ref No.NL7UPX6W(40380) dated: 30.12.2024

2.District Town and country planning Office, Thanjavur District Letter No. NL7UPX6W (40380)2024/TCP(Road pattern issued on dated:23.01.2025).

3.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated:24.12.2020.

4.Applicant Thiru.V.J.Felix Sundar, Application Ref No. NL7UPX6W (40380) dated:25.02.2025.(GiftdeedDocumentNo.645/2025,711/2025&646/2025 dated:18.02.2025&24.02.2025).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.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.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 & 16.07.2022

9.Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

12.Demand payment Request Letter, Dated:25.02.2025 (requiring payment of Charges).

13.Applicant Thiru.V.J.Felix Sundar,Application Ref No.NL7UPX6W (40380), Letter Dated:25.02.2025 (Payment of Charges).

14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021.

15 : Demand payment Request Letter From Panchayth Office, Dated: 09.04.2025.

16. Applicant Thiru.V.J.Felix Sundar Local Body Fee Letter dated : 09.04.2025 (Payment of Local body Fee)

17.Thanajvur District and Thanjavur Taluk, Manakarambai Panchayat Palliagraharam Village Resolution No. 32 dated: 15.04.2025.

Body:

"THAJES AVENUE" situated on S.F.No. 41/12C Thanjavur District, Thanjavur Taluk, Thanjavur Panchayat Union Manakarambai Panchayath, Palliagraharam village -
"THAJES AVENUE" (Plot.No 1 to 34) – 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/09/2025 and Planning Permission No.14/2025 for the residential Sub-Division layout named.

Road, Road Splay has been handed over deeded by Manakarambai Panchayat, Palliagraharam 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 panchayath council.
It is hereby ordered that the final approval of the local body for the Residential Sub-Division 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 DTCP/TNJ/SWP/TLPA/09/2025 and Planning Permission No.14/2025.
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.
5.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.10,125/- Dated:30.12.2024

Centage Charges: Rs.10,800/- Dated:25.02.2025
Development Charges:Rs.6,800/- Dated: 25.02.2025
Sub-division Charged Rs.14,400/- Dated: 25.02.2025
Local body approval charges Rs. 2,52,500 /- Dated: 09.04.2025 Remitted through online

The Block Development Officer (Special Officer),
PalliagraharamVillage,Manakarambai Panchayath,

Thanjavur Panchayat Union,

Thanjavur District.

Copy to:
1.Sub Register, Karunttangudi
2.Tahsildar, Thanjavur
3.Manakarambai Panchayat Office.

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.04.15 23:31:19