Layout Application - Final Approval Letter

Roc No: 298/2025

Date: 11/12/25 4:57 PM

From:

Village Panchayat

Pudukkudi

To :

Thiru.N. Prabhakaran,
V.P.Properties,
No.8, 4th Floor,
4A, ARK Bliss,
4th Main Road,
United India Colony Kodambakkam,
Mabalam, Chennai – 600 024

Online Application Number: 5MSHDMWH

Sir/ Madam,

Sub :

Residential Layout - Thanjavur District – Budalur Taluk and Panchayat Union –Pudukkudi Panchayat, Pudukkudi Vadapathi Village S.No. 59/1B, 3A, 4A, 71/3A1A, 3B1 - in Area of 15301.00 Sq.m and the approval of the Panchayat for new Residential Layout – "VP PROPERTIES" – Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant Thiru.N. Prabhakaran, V.P. Properties Application Ref: 5MSHDMWH(53497) dated: 01.09.2025.

2. District Town and country planning Office, Thanjavur District Letter No. 5MSHDMWH(53497)/2025/TD2. (Road pattern issued on Dated : 22.10.2025).

3. Joint Director, Agriculture Department Thanjvur Letter No. K.Dis/ E1/9576/2025 dated: 03.09.2025.

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

5. Applicant Thiru.N. Prabhakaran, V.P. Properties Application Ref: 5MSHDMWH(53497) 31.10.2025 (Gift deed document no. 3029/2025 dated: 29.10.2025).

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 Water Supply, 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.

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

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

14. Demand payment Request Letter, Dated: 03.11.2025 (requiring payment of Charges).

15. Applicant Thiru.N. Prabhakaran, V.P.Properties,Letter Dated:03.11.2025 (Payment of Charges)

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

17. Demand payment Request Letter From Panchayth Office, Dated: 10.11.2025.

18. Applicant Thiru.N. Prabhakaran, V.P.Properties Local Body Fee Letter dated : 11.11.2025 (Payment of Local body Fee)

19. Thanjvur District, Budalur Taluk and Panchayat Union, Pudukkudi Panchayat, Pudukkudi Vadapathi Village Resolution No. 298 dated: 12.11.2025.

Body:

“VP PROPERTIES” situated on S.F.No. 59/1B, 3A, 4A, 71/3A1A, 3B1 Thanjavur District, Budalur Taluk, Budalur Panchayat Union, Pudukkudi Panchayat, Pudukkudi Vadapathi Village - “VP PROPERTIES” – 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/76/2025 for the residential layout named.

Road, Road Splay, Park and public Purpose Area, EB and LB Public area has been handed over deeded by Budalur Taluk and Panchayat Union, Pudukkudi Panchayat, Pudukkudi Vadapathi 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 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/76/2025.
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.22,952/- Dated:01.09.2025

Centage Charges: Rs.24,600/- Dated:03.11.2025

Development Charges: Rs.15,350/- Dated: 03.11.2025

Display Board Charges:Rs.1500/- Dated:04.11.2025

Sub-division Charged Rs.32,800/- Dated: 03.11.2025

Local body approval charges Rs. 1,25,000 /- Dated: 11.11.2025 Remitted through online

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.11.12 16:57:03