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Layout Application - Final Approval Letter

Roc No: 04/2024-25 Date: 3/20/25 1:53 PM

From:

Village Panchayat

Panchayat office building, K.Valludanpattu, Vadaku street, Nanjikottai Post, Thanjavur -613006

To :

Tmt. S.Hemalatha,
No.36A, 3rd Street,
Azees Nagar,
Nanjikottai,
Thanjavur - 613 006.

Online Application Number: GQ9PPQ4J

Sir/ Madam,

Sub :

Residential Sub-Division Layout - Thanjavur District – Thanjavur Taluk – Kollangarai Vallundanpattu Panchayat and Village S.No . 14/6A2B,6B2 &14/9B2 - in Area of 558.00 Sq.m and the approval of the Panchayat for new Residential Sub-Division Layout – "DETLA GARDEN EXTENSION"– Which has technical approval from the Assistant Director, District Town and Country Planning Office, Thanjavur District. – Reg

Ref :

1. Applicant Tmt. S.Hemalatha Application Ref No. GQ9PPQ4J(39445) dated: 02.03.2025.

2. District Town and country planning Office Thanjavur District Letter No. GQ9PPQ4J(39445)/2025/TD2 (Road pattern issued Dated :12.03.2025).

3. Joint Director, Agriculture Department Thanajvur Letter No Pa.Mu.E1/14087/2024 dated:17.12.2024

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

5. Applicant Tmt. S.Hemalatha , Application Ref No. GQ9PPQ4J(39445)

dated:14.03.2025. (Gift deed document no.1668/2025 dated: 13.03.2025).

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 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.

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

08.09.2017.

Body:

"DETLA GARDEN EXTENSION" situated on S.F.No. 14/6A2B,6B2&14/9B2 Thanjavur District, Thanjavur Taluk, Thanjavur Panchayat Union, Kollangarai Vallundanpattu Village Panchayath and Village - "DETLA GARDEN EXTENSION" (Plot.No1to4) – 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/12/2025 for the residential Sub-Division layout named.

Road, Road Splay has been handed over deeded by Kollangarai Vallundanpattu Village and Panchayath 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 as DTCP/TNJ/SWP/12/2025.

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.837/- Dated:02.03.2025

Centage Charges: Rs.1,800/- Dated:14.03.2025

Development Charges:Rs.600/- Dated: 14.03.2025

OSR Charges:Rs.6,420/- Dated:14.03.2025

Sub-division Charged Rs.2,400/- Dated: 14.03.2025

Local body approval charges Rs. 6,000 /- Dated: 20.03.2025 Remitted through online

The Block Development Officer (Special Officer),
Kollangarai Vallundanpattu Village and Panchayath,
Thanjavur Panchayat Union,
Thanjavur District.

Copy to:

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.03.20 13:53:35



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

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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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