Layout Application - Final Approval Letter

Roc No: B3/1114/2025 **Date:** 8/30/25 5:28 PM

From:

Village Panchayat

SEVINIPATTI

To :

THAIYALNAYAGI R,
C/O KOOTHIAH,
45/3C KUTHIRAI POTTAL,
P ALAGAPURI ,
PILLAMANGALAM.

Online Application Number: BM0335MG

Sir/ Madam,

Sub :

Application received for the approval of Residential Layout - Sivagangai District – Thirupathur Taluk – Thirupathur panchayat Union - Sevinippatti Panchayat and Village- S.no: 516/2,3B2 - 6593.00sqm(1.63 Acre) - Final Approval issued – Reg.

Ref :

1.Applicants layout proposal received through online vide reference No. BM0335MG, Dated: 07.04.2025.
2.District Town and country planning Office, Sivagangai District Letter . (Road pattern issued on dated:23.04.2025).
3.Joint Director Agriculture department, Letter No Thi1/142/2025, Dated : 02.04.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicant THAIYALNAYAGI.R, Letter, Dated:05.05.2025 .(Local Body Gift deed document no : 1803/2025, dated28.04.2025,TANGEDCO Gift deed document no:1802/2025, dated:
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, Housing and Urban Development Department, Dated: 09.12.2020
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:06.05.2025. (requiring payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicant THAIYALNAYAGI.R, Letter, Dated: 29.05.2025.(Payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. G.O .(MS) No : 180 Rural Development and PanchayatRaj (PR.II 2) Department Dated : 05.12.2024.
18. Rural Development and Panchayat Raj Depaarment Circular Rc.No.4870/2024/PRI.MIS-1 Dated : 16.05.2025.
19. Demand payment Request Letter ROC No.- BM0335MG , Dated: 26.08.2025 (requiring payment of all Fee).
20. Applicants THAIYALNAYAGI.R , Online Application BM0335MG, letter dated: 26.08.2025 (Payment of all Fee).

Body:

In Sevinippatti Village of Sevinippatti Panchayat under the Tiruppathur Panchayat Union in Sivagangai District, action was taken in accordance with the Government Orders shown in View 2 and 3 for a residential layout comprising 31 house plots in Survey No. S.no: 516/2,3B2 measuring 6593.00sqm(1.63 Acre). The residential layout map, shown in View 2, was approved under the proceedings of the Deputy Director of Town and Country Planning, Sivagangai Region, dated 02.06.2025,bearing the reference number SWP : BM0335MG/2025/TCP.Furthermore, the areas to be donated to the Panchayat have been registered and handed over in the name of the Panchayat, as seen on the day of inspection. As per the letter shown in View 19, a resolution has been passed to collect the applicable charges and grant approval. Based on this, the land use conversion fee has been remitted under the appropriate government head, as stated in the letter from the Deputy Director of Town and Country Planning, Sivagangai, and the corresponding challan is shown in View 6. Therefore, subject to the special conditions mentioned in the letter from the Deputy Director of Town and Country Planning, Sivagangai, as seen in View 2, and the terms and conditions enclosed herewith, final layout approval is hereby granted and permission is accorded for this residential layout.

Special Conditions:

1. In the layout approved by the Office of the Deputy Director of Town and Country Planning, Sivagangai, no changes shall be made without the approval of the local body. If violated, the approval will be cancelled

Signature valid
Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.08.30 17:28:23
Village