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Layout Application - Final Approval Letter

Roc No: 20/2025

Date: 4/26/25 10:36 PM

From:

Village Panchayat

Panchayat Office Building ,National Parma Nagar, Manogipatti Road, Thanjvaur Taluk, THanjavur -613004

To :

Thiru.S.Vijaya Kumar,
Door No. 3297,South Street,Manojipatti Road,
Thanjavur - 613 004.

Online Application Number: BT32QKFS

Sir/ Madam,

Sub :

ResidentialLayout - Thanjavur District – ThanjavurPanchayatUnion and Taluk – NeelagiriTherkuThottamPanchayat and Village S.No. 58/6A, 6C, 121/2A,2C, 2E- in Area of 3398.00 Sq.m and the approval of the Panchayatfor new ResidentialLayout – “MAHA SAKTHI NAGAR”– Which has technical approval from the Assistant Director,District Town and Country Planning Office,Thanjavur District. –Reg

Ref :

1. ApplicantThiru.S.Vijaya KumarApplication RefNo. BT32QKFS (42649)dated:01.03.2025.
2. District Town and country planning Office,Thanjavur District Letter No. BT32QKFS (42649) /2024/TCP(Road pattern issued Dated :18.03.2025).

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

4. Applicant Thiru.S.Vijaya Kumar, Application RefNo. BT32QKFS (42649) dated:23.03.2025.(Gift deed document no.1913/2025dated: 22.03.2025).

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

6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017

7. 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.

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

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

10. 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:

Body:

"MAHA SAKTHI NAGAR" situated on S.F.No. 58/6A, 6C, 121/2A, 2C and 121/2EThanjavur District, ThanjavurTalukandPanchayat Union,NeelagiriTherkuThottamPanchayath andVillage –"MAHA SAKTHI NAGAR" – 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/13/2025 and Planning Permission No.20/2025 for the residential layout named.

Road,Road Splay has been handed over deeded by NeelagiriTherkuThottamVillage andPanchayathas 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 Residentiallayout 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/TLPA/13/2025 and Planning Permission No. 20/2025.

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 ResidentialLayout 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.5,097/- Dated:01.03.2025

OSR Fee: Rs.3,91,468/- Dated:26.03.2025

Centage Charges: Rs.6,000/- Dated:26.03.2025

Development Charges:Rs.3,400/- Dated:26.03.2025
Sub-division Charged Rs.8,000/- Dated: 26.03.2025
Local body approval charges Rs. 25,000/- Dated:25.04.2025 Remitted through online

Village

Signature valid

Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.04.26 22:36:55



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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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We're honored to be part of your real estate journey

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