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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

.....பூதனூர்.....உராட்சி.....ஒன்றியம்

.....செங்கிப்பட்டி.....ஊராட்சி மன்றம்

தீர்மான நகல்

கூட்ட எண்..... தேதி.....

.....செங்கிப்பட்டி..ஊராட்சி மன்றத்தின் .....வது கூட்டம்

.....2024.....2025..வருடம்.....மே.....மாதம்....6.....5.....2025.....ந்தேதி

.....கிழமை காலை / மாலை .....11.....மணிக்கு ஊராட்சி மன்ற அலுவலகக் கட்டிடத்தில் ஊராட்சி மன்றத் தலைவர் திரு/திருமதி.....நாகி...அபயகரன்.....

அவர்கள் தலைமையில் நடைபெற்றது. கூட்டத்திற்கு தலைவர் மற்றும்.....

உறுப்பினர்கள் கலந்து கொண்டனர். கீழ்க்கண்ட தீர்மானங்கள் நிறைவேற்றப்பட்டது.

பொருள்	தீர்மானம்
தலைப்பு : நத்தம் மேலப்பட்டி பூதனூர் ஊராட்சி சர்வே எண் செங்கிப்பட்டி ஊராட்சி புல எண் 439/1, 439/4, 439/5, 439/6, 439/7, 439/8 மற்றும் 439/13 ல் உள்ளடங்கிய தனி அலுவலர் மேற்கு தெரு அலுவலர் என்பவரால் புதியதாக குடியேற்றப்பட்ட 100 தனி நபர் வீடுகளை மேம்படுத்தி அடிப்படை அலுவலர் வசதி" என்ற மேலாண்மை செங்கிப்பட்டி ஊராட்சி தீர்மான எண் 215/நகம் 6.5.2025ன் படி அனுமதி வழங்கிய கூட்டுக் குடிநீர் அனுமதிக்கப்படுகிறது.	

(மன்றப் பரிந்துரை)

தனி அலுவலர், செங்கிப்பட்டி ஊராட்சி
வட்டார வளர்ச்சி அலுவலர் (தி. வே)
பூதனூர்.

Layout Application - Final Approval Letter

Roc No: 215

Date: 5/21/25 9:43 AM

From:

Village Panchayat

Sengipatti

To :

Justin A Arulappan,
189, 10th Cross, Arulananda Nagar,
Thanjavur.
Online Application No : J3AI9ZWX/2025/41922/TD-2/2025/TCP

Online Application Number: J3AI9ZWX

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of town and country planning - Thanjavur district - Budalur Taluk – Budalur Panchayat Union – Sengippatti Panchayat/Village – S.F.No 439/1, 439/4 , 439/5, 439/6, 439/7, 439/8, 439/13,- extent of 16400 Sq.m and the approval of the Panchayat for new Residential Layout – "Arulappa Nagar" Which has technical approval from the Assistant Director, District Town and Country Planning Office,Thanjavur District. - Reg

Ref :

1.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
2.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.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.
4.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
5.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
6.Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
7. Applicants JUSTIN A ARULAPPAN submitted Gift deed document no.755/2025, dated: 26.03.2025
8.Thiru . Justin A Arulappan Online Application no. J3AI9ZWX/2025/41922/TD-2/2025/TCP
9.Demand generation payment on 07.04.2025. (Payment of Centage Fee, Development fee and Subdivision Charges).
10.Display Board fee paid on 07.04.2025 17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

11. Demand Payment,Taxes and Land Conversion Charges Paid Date : 12.05.2025
12. Sengipatti Panchayat Resolution No: 215 Date: 06.05.2025

Body:

"Arulappa Nagar" situated on S.F.No 439/1, 439/4 , 439/5, 439/6, 439/7, 439/8, 439/13,- extent of 16400 Sq.m Sengipatti Village, Budalur Taluk ,Thanjavur District, - "Arulappa Nagar" as per the Ordinances 1 to 3 and as per the processes mentioned in View- 4 to 9-Technical clearance issue has been given by District Town and country planning Office, Thanjavur District numbered as DTCP/TNJ/SWP/19/2025 for the residential layout named
Road,Road Splay,Park and Public purpose Area, EB an LB public area has been handed over deeded by Budalur Panchayat Union , Sengipatti Village as seen in View-6 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 panchayat 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.
Conditions :
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/19/2025.
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.
As per TNCDBR-2019 the following fee and charges are collected as follows :
Paided DTCP
1. Scrutiny Fees Rs.24600, dated.05.02.2024
2. Centage Charges Rs.25500, dated.07.04.2025
3. Subdivision Charges Rs.34000,dated.07.04.2025
4. Display Board Deposit fee Rs.1500.00, dated.07.04.2025
5. Development Charges Rs.16400.00, dated.07.04.20251
6. Paided Sengipatti Panchayat Rs.119100 dated. 12.05.2025

Block Development Officer(Special Officer),
Sengipatti Panchayat
Budalur Taluk & District.

Copy to:
1.Sub Register,Thanjavur
2.Assistant Director Department Of The Land Survey,Thanjavur
3.Assistant Director Department Of the Town Country Planning office
Thanjavur District.

Village

Signature valid
Signed by: Village Panchayat President
Location:Thanjavur
Date:2025.05.21 09:43:33

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.