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Layout Application - Final Approval Letter

Roc No: 04/2024-25 Date: 3/24/25 6:28 PM

From:

Village Panchayat

Thavuthaikulam

To :

Thiru.Gokulakrishnan and Others,
No.14A, Somu street,
Ariyalur-621704.

Online Application Number: ZSD0Z8OZ

Sir/ Madam,

Sub :

Proposed Residential Layout - Office of the District Town and Country Planning office Ariyalur District - Formation of a Residential layout to an extent of
2.42 Acre (9808.00Sq.m) in the Land Bearing of S.No.2/5A,16/3A1A,Thavuthaikulam Panchayat, Varanavasi Village,Ariyalur
Panchayat Union, Ariyalur Taluk, Ariyalur District - final Approval - Regarding

Ref :

1 Online Application No.SWP/ZSD0Z8OZ/2024, Thiru. Gokulakrishnan and Others, Through online Dated: 19.09.2024.
2 District Town and Country Planning Office, Ariyalur District Road Pattern issued AD through online dated.27.09.2024.
3 Joint Director Agriculture department, Ariyalur NOC Letter No.A2/5438/2024, Dated: 09.08.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru. Thiru Gokulakrishnan and Others document received through online Dated: 30.09.2024.(Gift deed document No.3294/2024,&3295/2024 dt:30.09.2024
6.Demand Payment Request letter, Dated : 23.03.2025
7. Applicants Thiru Gokulakrishnan and Others , Demand paid Dated :24.03.2025

Body:

Ariyalur District - Formation of a Residential layout to an extent of 2.42 Acre (9808.00Sq.m) in the Land Bearing of S.No.2/5A,16/3A1A,Thavuthaikulam Panchayat, Varanavasi Village,Ariyalur Panchayat Union, Ariyalur Taluk, Ariyalur District - final Approval . It is hereby ordered that the final approval of the local body for the new 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.

Condition.

1. The Technical Approval is given issued to the above mentioned layout and the number is assigned as SWP/AD.DTCP/Ariyalur District - LAYOUT No.03/2025 subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fees : Rs. 14712 /-Date –19.09.2024
Centage Charge : Rs.15900/- Date -17.10.2024,
Development Charges :Rs. 14712/- Date –17.10.2024,
Sub Division charges :Rs. 21200/- Date – 17.10.2024
Armed Forces Flag Day Fund :Rs. 10,000/- Date – 17.10.2024
Layout Fees and inspection fees Rs. 2,58,128/- remitted through Online on 24.12.2024
Layout Details.
Total Extent- 2.42 Acre (or) 9808.00 sq.m
Total Plots -.44 Nos.
Public Purpose(A)-43.80Sq.m(0.57%)
TANGEDCO (B) - 47.04Sq.m(0.61%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2025.03.24 18:28:44



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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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