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Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 2/20/25 2:41 PM

From:

Village Panchayat

Thavuthaikulam

To :

Thiru. Panneerselvam and Mansoorali,
No.153/3 Elakurichi Road,
Kovilur Village,
Ariyalur District-621715

Online Application Number: ETVG127A

Sir/ Madam,

Sub :

Residential Layout - Ariyalur District - Formation of a Residential layout to an extent of 1.80 Acre (7288.00Sq.m) in the Land Bearing of S.No.14/6C,7,8B,9, Varanavasi Village, Thavuthaikulam Panchayat, Ariyalur Panchayat Union, Ariyalur Taluk, Ariyalur District – Final Order issued.

Ref :

1 Online Application No. ETVG127A/2025, Thiru. Panneerselvam and Mansoor ali, Through online Dated: 09.01.2025.
2 District Town and Country Planning Office, Ariyalur District Road Pattern issued AD(i/c) through online dated.13.01.2025.
3 Joint Director Agriculture department, Ariyalur NOC LetterNo.A2/7489/2024, Dated: 23.10.2024.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru. Panneerselvam and Mansoor ali,Document received through online Dated: 21.01.2025.(Gift deed document No.92/2025,& 93/2025 dt:20.01.2025
6.Thavuthaikulam Panchayat Demand Date.19.02.2025
7.Applicant Payment paid date.19.02.2025

Body:

Ariyalur District ,Formation of a Residential layout to an extent of 1.80 Acre (7288.00Sq.m) in the Land Bearing of S.No.14/6C,7,8B,9,
Varanavasi Village, Thavuthaikulam Panchayat, Ariyalur Panchayat Union, Ariyalur Taluk, Ariyalur District ,Final Order issued.

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. 10932/-Date –09.01.2025
OSR Charge : Rs. 73081 /-Date -20.01.2025
CentageCharge : Rs. 15000/- Date - 21.01.2025,
Development Charges :Rs. 10932/- Date –21.01.2025,
Sub Division charges :Rs. 20000/- Date - 21.01.2025,
Armed Forces Flag Day Fund :Rs. 5,000/- Date - 22.01.2025,
Panchayat Layout Approval Fees-Rs.196900/-Date.19.02.2025
Panchayat Inspection Fees-Rs.3000/-Date.19.02.2025
Layout Details.
Total Extent- 1.80Acre (or) 7288.00 sq.m
Total Plots -.40 Nos.
Public Purpose(A)-27.90Sq.m(0.57%)
TANGEDCO (B) -42.70Sq.m(0.87%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Ariyalur
Date:2025.02.20 14:42:00



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.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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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