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Layout Application - Final Approval Letter

Roc No: R.C.No573/2025/B.1
Dated:14.05.2025

Date: 5/14/25 3:15 PM

From:

Village Panchayat

PULIVALAM

To :

MR BALAJI AND POORNIMANO
34, FIRST CROSS STREET, Sathu Subbaiya Nagar, Tiruvarur,610001

Online Application Number: U4P1PN4U

Sir/ Madam,

Sub :

Residential Layout - Pullivalam Village and Panchayat -Thiruvarur Panchayat Union - Thiruvarur Taluk-Thiruvarur District -The proposal for Residential Layout with an extent of 1790.00 Sq.m in S.F.No. 122/7, 122/8A, 122/8B1, 122/14A2, 122/16, 122/17A & 122/17B - DTCP approved - All documents and Fees scrutiny - Final approval - Reg

Ref :

1. Applicant Thiru. M.R.Balaji and Poornima, Thiruvarur, Application Ref No: U4P1PN4U (F.No. 42543/2025 TVR), dated:
17.02.2025.
2. District Town and country planning Office, Thiruvarur District Letter Application Ref No: U4P1PN4U (F.No.
42543/2025/TVR/TCP), Dated: 06.03.2025.
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
4.Applicant Thiru. M.R.Balaji and Poornima, Thiruvarur, Gift Deed Document No: 1507/2025,Dated: 13.03.2025).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and

16.07.2022.
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. Demand payment Request Letter, Dated: 27.03.2025
13. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
14. Demand Receipt No:
15.Pulivalam Panchayat Resolution No:18 Date:14.05.2025
16.Other Connected regards

Body:

Thiruvarur Block, Pulivalam Panchayat and Village S.F.No. 122/7, 122/8A, 122/8B1, 122/14A2, 122/16, 122/17A & 122/17B - MR BALAJI AND POORNIMANO A plot of land consisting of 105 plots spread over an area of 1790 sq.m. has been constructed.The plot has
been granted technical permission as per the Panchayat Building / Plot Rules as per the Tamil Nadu Panchayats Act 1994, Government Order No. 255 dated 18.08.1997 and Government Order No. 180 Rural Development Department dated 18.12.2024 and as per M.V./M.N.U.A (Coast) No. 01/2025
Therefore, final approval is given to the land division by Pulivalam Panchayat Council Resolution No.18 dated 14.05.2025 subject to the following conditions.
1. The land division has been laid out as shown in the map approved by the Pulivalam Panchayat Council. Therefore, no
changes should be made in this.
2. The roads, parks and public places handed over to the Panchayat (Donation No.: 1507/2025) should be changed to the name of the Special Officer, Pulivalam Panchayat and handed over to the Panchayat.
3. No encroachment should be made on the land belonging to the Panchayat.
4. Saplings should be planted and maintained on the sides of the road as per the conditions of the Special Officer.
5. For the drainage of the housing unit, small bridges should be constructed at additional locations indicated by the Panchayat President.
6. A permanent notice board measuring 6*4 should be erected at the entrance of the plot for public viewing, with the complete map of the plot and the Panchayat's plot approval resolution number and date.
7. The Special Officer/Panchayat President has full authority to cancel or suspend this permission order if this order is obtained on the basis of incorrect information or if the conditions stipulated in the land division permit are not complied with Pulivalam Village
08.This layout Basic infrastructure completed by the promoter
09.This layout after the approved encourage the water body to take nessary action by the special officer

Village



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.



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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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