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Layout Application - Final Approval Letter

Roc No: R.O.C.Number: 4S0FIHGV/2025/TCP

Date: 3/22/25 1:47 PM

From:

Village Panchayat

Panchayat Office Archampatty

To :

Mr.RASU AND 2 MEMBERS M,
NO 3/51 SINGALAPURAM
POTHAVUR INAMPULIYUR (PO),
SRIRANGAM,
TIRUCHIRAPPALLI DISTRICT- 639103.

Online Application Number: 4S0FIHGV

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No –4S0FIHGV/2025/TCP–ArchampattiPanchayat, RachandarthirumalaiVillage,Thogamalai panchayat Union, Kulithalai Taluk,Karur District S.F.No:187/1C1A & 195/2C– Extend of 33130.00Sq.m – Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No: 28/2025Final order Issued reg.

Ref :

Application (Reference No: 4S0FIHGV) received through Single Window Portal From Mr.RASU AND 2 MEMBERS M, Dated:28.11.2024.

2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:06.01.2025.
3. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning, Chennai (Circular).
4.Gift Deed Document No:228/2025, Dated : 11.01.2025.
5. G.O.No.138, Housing and Urban Development Department , Dated:04.06.2004.
6. G.O.No.79, Housing and Urban Development Department , Dated:04.05.2017.
7. G.O.No.18 , Department of Municipal Administration and Water Supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated:31.01.2020 and G.O.No.181,Housing and Urban Development Department , Dated:09.12.2020.

8. G.O.No.141, Housing and Urban Development Department , Dated:23.09.2020.
9.G.O.No.141, Housing and Urban Development Department , Dated:16.07.2022.
10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Assistant Director Town and Country Planning Department Karur – Roc No – 4S0FIHGV/2025/TCP, Dated:28.11.2024
12. Demand raised for payment of Layout Approval Fee and Layout inspection Fee respectively on 21/03/2025.
13.Payment of Layout Approval Fee and Layout Inspection Fee received from the applicant respectively on 21.03.2025.
14. ArchampattiVillage / Panchayat Resolution No.17/2024-2025, Dated:07.03.2025

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No:4S0FIHGV/2025/TCP) to an extent of33130.00sqm. In the land bearing S.F.No.187/1C1A & 195/2CofArchampattiPanchayat, Rachandarthirumalai Village,Thogamalai panchayat Union, Kulithalai Taluk,Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.28/2025) Final order issued

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any personwishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authorityto decide on this.
2. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market,book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in anyReal Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.
3. The fees/charges collected from the applicant are as follows:

Layout Approval Fees: Rs.5,29,608.00/-
Layout inspection Fees: Rs.5,000.00./-

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.03.22 13:47:08



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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

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