



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Layout Application - Final Approval Letter



Roc No: CTO117QG/2025/TC
P

Date: 5/31/25 9:19 AM

From:

Village Panchayat

KULATHUR Panchayat Office, Kulathur(Po), Kulathur(Tk), Kulathur-622504

To :

Aaruthran land developers,
Partner.Thiru.K.Murali,
B-34, Mangaammal Salai,
Rebganagar KK nagar,
Tiruchirappalli.

Online Application Number:

CTO117QG

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District – Kulathur Taluk – Kundrandarkovil Panchayat Union - Kulathur Panchayat – Kulathur Village S.F.No: 641/3B, 641/4B, 642/1A, 642/1B,642/2 ,642/3,652/1- extent of 33600.00 Sqm - Technical Clearance Issued - Final Approval Issued - Regarding.

Ref :

Joint Director / Deputy Director / Assistant Director , District DTCP Oice , Pudukkottai - ROC
No. CTO117QG/2025/TCP, Dated : 20/02/2025

Body:

Joint Director / Deputy Director / Assistant Director, DTCP, Pudukkottai has issued technical approval for 170 Residential Plots with an area of 33600.00 Sqm in Village S.F.No: 641/3B, 641/4B, 642/1A, 642/1B,642/2 ,642/3,652/1, Kulathur Village, Kulathur Panchayat, Kulathur Taluk , Kundrandar kovil Panchayat Union , Pudukkottai District.
As per G.O.79, Housing and Urban Development Department, Dated 04/05/2017, In case of non-planned area rule 3 it has been requested to collect Rs.1000/- as scrutiny fee for each layout. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final order. So, above mentioned amount are

collected
vide online challan.

Therefore, it is hereby ordered that final approval is given to the Residential Plot in Kulathur Village, Kulathur Panchayat, Kulathur Taluk , Kundrandar kovil Panchayat Union with an area of 33600.00 Sqm subject to the following conditions.

LAYOUT CONDITIONS :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body. b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the district Town and country planning oice, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
14. In layout area of 2300.00 square meters separated for Park area with outer boundaries east – plot 158 & 159, west -SF.641/4A, south -SF.653, North – 7.20m wide road.
15. For local panchayat use plot with an area 130.90 square meters with outer boundaries east – plot 170, west -plot 169, south -7.20m wide road, North – outside boundary
15. For TANGEDCO plot with an area 116.20 square meters with outer boundaries east – plot 122, west -SF.NO.641/2, south -7.20m wide road, North SF.NO.641/2.

Signature valid

Signed by: Village Panchayat President
Location: Pudukkottai
Date: 2025.05.31 09:19:02



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.



 **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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate