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Layout Application - Final Approval Letter

Roc No: D2PN13TT/2024/TCP

Date: 5/23/25 8:38 PM

From:

Village Panchayat

"President,
Village Panchayat Office,
Sownthirapuram,
Pallapatti Post,
Velambadi Panchayat-639205"

To :

S Balasubramaniam And Four Members
No.95 Rajagopal Thottam-1,
Karungalpalayam,Erode-638003

Online Application Number: D2PN13TT

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning, Karur District - Comprised in S.F.NO.393/1A - Velambadi Panchayat/Village – Aravakurichi Panchayat Union - Aravakurichi Taluk - Karur District - Extent : 4.70Acre (19028.00Sq.m) -
Final Approval issued - Reg

Ref :

1.Application(ReferenceNo:D2PN13TT/2024/TCP) received through Single Window Portal from S Balasubramaniam And Four Members other , Karur Dated:19.10.2024.
2. Assistant Director of Town and countryplanning,Karur ROCNo. D2PN13TT/2024/TCP (Planning Permission issued on dated:26.11.2024)
3.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. Panchayat Demand payment Request Letter, Dated: 13.05.2025.
5. Applicants S Balasubramaniam And Four Members other, Karur Dated:13.05.2025. (Payment of Panchayat Demand).
6. Velambadi Panchayat Resolution No : 65/2025-2026, Date-23.05.2025.
7. Gift deed Local Body Document No.3115/2024, dated: 14.08.2024) (original).

Body:

The application seeking Final Approval for the proposed formation of Residential layout Application (Reference No: D2PN13TT/2024/TCP) to an extent of 4.70Acre(19028.00Sq.m) in the land bearing S.F.NO.393/1A Velambadi Panchayat, Velambadi Village, Aravakurichi Panchayat Union, Aravakurichi, Taluk, Karur District (L.P/D.T.C.P.(KD) No.173/2024) Final order issued.

SPECIAL CONDITIONS:

1.This office has not legally certified he 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 person wishing 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 authority to 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, The fees/charges collected from the applicant are as follows:

Layout Approval Fee: Rs.70528/-

Layout inspection Fees:Rs.102000 /-

3.This order will be cancelled if the local body does not complete the works such as OHT, road & drainage system, street lighting etc. within 2 months as per the specified standards.

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2025.05.23 20:38:18



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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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