Verified RealEstate™

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™



Make a donation to remove this text

Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 3/26/25 3:35 PM

From:

The President
Korattur, Village Panchayat
Thirunavalur Panchayat Union
Ulundurpet Taluk
Kallakurichi District

To :

P.Iyyanar, 2/198, Maiyamman Koil Street, Koovagam Road, Kuchipalayam
Korattur, Ulundurpet.

Online Application Number: 6YHJGXQC

Sir/ Madam,

Sub :

Residential Layout – Village President - Kallakuruchi District - Ulundurpet Taluk - Thirunavalur Panchayat Union – Korattur Panchayat and Village - S.No.299/1B1, 299/2, 301/1A - Extent of 3.06 Acres or 12381.00 Sq.m – Muthukaumaran Nagar - Final Approval - Issued - Reg:

Ref :

1. Applicant:Mr.Iyyanar Online Application Number: 6YHJGXQC /34493/2024, dated:16.09.2024.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 29.10.2024.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.A3/7235/2024 Dated:10.10.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr. Mr.Iyyanar Letter, Gift deed (Local Body &EB) document no:4045 /2024 dated:20.11.2024.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

Make a donation to remove this text

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
14. Centage Fee payment Request Letter, dated: 17.12.2024.
15. Applicant Mr.Iyyanar Centage Fee Payment Receipt dated: 20.12.2024.
16. Local body Demand Payment Dated.24.03.2025
17. Village Panchayat Resolution No.65, Dated.13.01,2025
18. Land Use Conversion Charges Challan No. 081487838431, Dated. 24.03.2025.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Kallakurichi District Ulundurpet Taluk – Ulundurpet Panchayat Union – Korattur Panchayat and Village – Comprised in Survey Nos. 299/1B1, 299/2, 301/1A which have an extent of 3.06acre (or)12381.00 Sq.m. forwarded from Kallakuruchi District Town and Country Planning for Final Approval

.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 20.11.2024. Further the applicant Thiru. A.Iyyanar has gifted the road, road splay and public areas to the Korattur Panchayat on 20.11.2024.

Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/KALLAKURICHI/APPROVAL NO.120 /2024 and enclosed with 8 sets of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.
6. As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding R applicant has paid Guide Line Value.

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees, the final layout sketch, permit of pla with approval of Local Body shall be issued to the applicant directly.

b)Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour concern local body.
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017. have approved 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 any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
4. 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Make a donation to remove this text

Additional Information
Total Extent of the Proposed Layout - 3.06 Acres (or) 12381.00 Sq.m
No of Plots - 87 Nos.
Layout Road Area Handed over to Local body - 3290.73 Sq.m
Local Body (A) = 49.35 Sq.m (0.54%)
TANGEDCO (B) - 50.06.Sq.m (0.55%)
OSR Area - 2455.50 Sqm.

Copy To:
1. The Tahsildar,
Ulundurpet Taluk,
Kallakurichi District
2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
3. The Sub-Registrar,
Thiruvennai Nallur Registar Office,
Kallakurichi District.
4. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

Signature valid

Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.03.26 15:35:05



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

Verified RealEstate™

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
www.verified.realestate