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Layout Application - Final Approval Letter

Roc No: 365/2025B1 Date: 2/5/25 7:09 PM

From:

Village Panchayat

Semangalam

To :

M.Mohamed Yusuf,
S/O.VSN.Mohamed Ibrahim,
29, Asad Nagar,
Kodikalpalayam,
Thiruvarur Taluk.

Online Application Number: 2PT1QP7F

Sir/ Madam,

Sub :

Layout Approval – Thiruvarur District – Tiruvarur Block – Semanagalam Panchayat – Enmeynilam Habitation – Survey No:23-9,23-10A1,23-10A4, 24-9 Total Extend 7070Sqm in Established 26 Plots – Approved

Ref :

1. Thiru.M.Mohamed Yusuf, Thiruvarur Online application No:2PT1QP7F (38317/2024/TVR Dated:25.11.2024
2. G.O.(Ms).No.79 Housing and Urban Development Department Dated:04.05.2017
3. The District Collector, Thiruvarur wet land NOC vide Proc.No.17617/2022/F1 Dated: 23.01.2023
4. Thiru.M.Mohamed Yusuf, Thiruvarur Gift Deed Document No:3579/2024 Dated: 10.12.2024
5. The Director, Town and Country Planning circular Roc No:19799/2020 Dated: 24.12.2020
6. G.O.(Ms).No.138 Housing and Urban Development Department Dated:04.06.2024
7. G.O.(Ms).No.18 Department of Municipal and Water supply Dated:04.02.2019
8. G.O.(Ms).No.16 Department of Municipal and Water supply Dated:31.01.2020
9. G.O.(Ms).No.141 Housing and Urban Development Department Dated:23.09.2020
10. G.O.(Ms).No.181 Housing and Urban Development Department Dated:09.12.2020
11. G.O.(Ms).No.141 Housing and Urban Development Department Dated:16.07.2022
12. Government Letter No.19113/Nov4(3)/2017-1 Housing and Urban Development Department Dated:30.08.2017

13. The Commissioner, Town and Country Planning circular Letter No:13686/2017/LA1 Dated:08.09.2017
14. The Director, Town and Country Planning circular Roc No:320/2022/TCP3 Dated: 07.01.2022
15. Demand Payment Inspection fees and Scrunity fees remitted 02.01.2025
16. Thiru.M.Mohamed Yusuf, Thiruvarur Online application Payment of OSR Charges and Centage Fees Dated:11.12.2024
17. The Director, Town and Country Planning circular Roc No:4367/2019/TCP2 Dated: 13.03.2019,14.10.2019,05.02.2020 and 14.08.2021
18.The Joint Director, District Town and Country Planning office, Thiruvarur Rc.No. 38317/2024TVR 2024/TCP Dt:12.12.2024
19,Other Connected Records

Body:

Thiruvarur District, Thiruvarur Block, Semangalam Panchayat, Enmeynilam habitation Estiblished Layout in the survey no:23-9,23-10A1,23-10A4,24-9 for 26 plots only. Reference 4 via submitted Gift Deed Document registered in Sub-register office document no: 3579/2024 dt: 10.12.2024 Document handedover to Semangalam panchayat president.

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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