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Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 3/1/25 2:30 PM

From:

Village Panchayat

Panchayat Office,V.Kalathur,Veppanthattai(TK),Perambalur(DT)-621117

To :

Thiru.A.Veeramuthu & M. Purusothaman,
No.507, Mariyamman Kovil Street,
Velluvadi Village,
Veppanthattai Taluk,
Perambalur District – 621117

Online Application Number: L14ARV62

Sir/ Madam,

Sub :

Perambalur District -Veppanthattai Taluk -
Veppanthattai Panchayat Union – V. Kalathur Village - Comprised in S.F.Nos:149/4,7,8,12,13,14,17- The Site extent of 9850.00Sq.m (or) 2.44 Acres – Final Order Issued

Ref :

1. Applicant.Thiru.A.Veeramuthu and
M. Purusothaman, Perambalur, Online Application No. L14ARV62/40131/2025,
dated:02/01/2025.
2. District Town and country planning Office, Perambalur District Letter No. L14ARV62/40131/2025/PD.
(Road pattern issued ondated:13.01.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/9443/2024, Dated: 31.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.A.Veeramuthu and M. Purusothaman, Perambalur, Dated: 05.02.2025. (Gift Deed No.459/2025,
Dated:04.02.2025)
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.No.180.Rural Development and Panchayatraj (PR-II(2) Department.Dated.05.12.2024.

10.Local Body Demand Request Date.01.03.2025.
11.Applicant Payment Paid date.01.03.2025

Body:

Perambalur District, Veppanthattai Taluk ,Veppanthattai Panchayat Union ,V.Kalathur Village , Comprised in S.F.Nos: 149/4,7,8,12,13,14,17- The Site extent of 9850.00Sq.m (or) 2.44 Acres Panchayat Final Order Issued.

As per TNCDBR-2019 the following fee and charges are collected as follows:
• Scrutiny Fees – Rs.14,775 /-, Date: 02.01.2025.
• Centage Charges – Rs.15,000./-, Date: 08.02.2025.
• Subdivision Charges – Rs.20,000/-, Date: 08.02.2025.
• Development Charges - Rs. 14,775 /-, Date: 08.02.2025.
• OSR Charges – Rs.1,04,251/- Date: 05.02.2025.
. Panchayat Fees.-Rs.260060/-Date.01.03.2025.

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.03.01 14:30:42



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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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