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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: No.L7GTBP49/2025,
Dated. 10.07.2025

Date: 11/14/25 1:36 PM

From:

Village Panchayat

Avodiyanoor

To :

Thiru. P.Bala singh,
S/O, Peter, 375, Mupppudathi amman kovil Street,
Tenkasi,Tenkasi (Taluk)
Tenkasi (Dist),Pin Code: 627811.

Online Application Number: L7GTBP49

Sir/ Madam,

Sub :

ResidentialLayout- DistrictTownandCountryPlanningOffice-TenkasiDistrict- SivagiriTaluk-NonPlanningArea- AvoodaiyanoorVillage Panchayat- AvoodaiyanoorVillage -S.F.No. 291/2A2,291/2C1,291/3,291/4B-SiteExtent of4918.00sq. m(1.22Acre)–Final Planning permission issued-forwardedforfurtheraction-Reg..

Ref :

1.ApplicantThiru.P.Bala singh,OnlineApplicationNo.L7GTBP49,Dated:10.07.2025.

2. DistrictTownandcountryplanningOffice,TenkasiDistrictLetterNo.L7GTBP49(Roadpatternissuedon dated.24.07.2025).

3. CircularfromtheDirectorofTownand CountryPlanning,Roc.No19799/2020,Dated:24.12.2020.

4. ApplicantThiru.P.Bala singh, OnlineApplicationNo.L7GTBP49/2025Dated: 24.07.2025(Gift deed documentno. 4450/2025, Dated.28.07.2025)

5.G.O.138,Housing andUrban DevelopmentDepartment,Dated: 04.06.2004 6.G.O.79,Housing and Urban DevelopmentDepartment,Dated: 04.05.2017.

7.G.O.18,MunicipalAdministrationand Water Supply DepartmentDated:04.02.2019and G.O.16 MunicipalAdministrationand Water SupplyDepartmentdated: 31.01.2020.

12. Circularfromthe Directorof TownandCountryPlanning,RocNo.320/2022/TCP3,Dated: 07.01.2022
13. DemandpaymentRequestonline Application No.L7GTBP49/2025Dated: 30.07.2025. (requiring paymentofCentage Fee and Flag Day Fund).
14. ApplicantThiru.A.Katheroli, OnlineApplicationNo. L7GTBP49/2025Dated:30.07.2025. (Paymentof CentageFee and Flag Day Fund).
15. Circularfrom theDirectorofTownandCountryPlanning,RocNo. 4367/2019/TCP2,Dated: 14.10.2019
16. NOCfromtheDeputyDirector,Department ofGeologyandMining,TenkasiDistrict, LetterNo.M1/283/2025, Dated:25.07.2025.
17. G.O.53, HousingandUrbanDevelopmentDepartmentDated.28.03.2025.

Body:

T1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Keelapavoor panchayat Union, Avoodaiyanoor Village Panchayat, and Approving to an extend of 4918.00 sq.m (1.22 acres) in the Land Bearing Survey No:291/2A2,291/2C1,291/3,291/4Bfrom 1 to 26 Residential Layout, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP/DTCP/TENKASI/LAYOUT APPROVAL No 42/2025 subject to special condition and technical clearance and local authority.

2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission),Tenkasi District,The Approved Layout Map for the Residential Layout and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Localbody, Public space area roads are donated to the Avoodaiyanoor Village Panchayat with the document No : 4450/2025, Dated: 28.07.2025 Registered at the Pavoorchatram sub–Register Office.

3. According to the ordinance in Reference 12, 3% market value fee paid to panchayat.

4. Layout Scrutiny fee (26 Plots) – Rs.1,39,000/- Payment paid to panchayat.

5. Therefore, Subject to Specific Conditions, Tenkasi district,Keelapavoor panchayat Union, AvoodaiyanoorVillage Panchayat,extentof 4918.00sq.m in the land bearing SurveyNo: 291/2A2,291/2C1,291/3,291/4Bfrom 1 to 26 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

1.Country Planning Department ROC No :L7GTBP49/2025/TCP, dated:30.07.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above – mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO : 42/2025. Planning Permission For This Layout Naranapuram. All the special conditions mentioned must be strictly followed.

2.
RoadsConstructedintheapprovedResidentialLayoutsshouldremaininsameexistingconditionsno changes should be made.

3.TheapplicantShallbeboundbyanychangesofordersissuedbytheGovernmentinthepolicy regarding the recognition of land layout approval and planning permission.

4.
Theapplicantshallbearsoleresponsibilityforcivilsuitsarisingoutofdeedregistrationsandchangesin land ownership.

5.
Constructionofhighvoltage/lowvoltagepowerlineforplotstotheplotstobesoldbyapplicantthrough the reserved area of public or open space handed over to local body is not permitted.It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

6.Whentheappealisdecided,itisconsideredthattheamountismissinginthepanchayatauditandthe amount considered as deficiency in the audit should be paid by the Applicant.

AllotmentDetails ofApprovedLayoutPlan:
SiteExtent:4918.00Sq.m(1.22Acres)
No.Of.Plots:26
GiftedovertoLocalBody
Gift Deed Document: No.4450/2025, Dated.28.07.2025.
Layout Road & Splay Extent: 1624.39 Sq.m

A) PublicPurpose :19.24Sq.m(0.58%)
B) TANGEDCOPurpose:19.91Sq.m(0.60%)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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