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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1 / 2024-2025 Date: 11/7/24 3:14 PM

From:

Village Panchayat

Panchayat Office Building Mathoor Village, Viralimalai Post,Illupur Taluk, Pudukkottai District

To :

M/S.VSJ CITY PROPERTIES V. S. AMARADHAN
VSJ City Properties, No. 47 / 125, R.A.R. Aracade,
Heber road, Beema Nagar, Trichy.

Online Application Number: 2OT6WTKW

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District Kulathur Taluk – Viralimalai panchayat Union – Mathur Panchayat – Mathur Village - S.F.No: :21/6A2, 21/6B1, 21/6B2, 21/6B3, 21/7A2, 22/1A, 22/1B, 22/1C, 22/1D2, 22/2A,
22/2B, 22/2C2 - extent of 16428.00 Sqm - Final Approval issued - Reg.

Ref :

1.Applicants M/S.VSJ CITY PROPERTIES V. S. AMARADHAN, Online Application No.2OT6WTKW, dated 06.10.2024
2.District Town and country planning Office, Pudukkottai District Letter No. (Road pattern issued on dated: 17.10.2024).
3. Joint Director Agriculture department, Letter No. A1/11204/2024 Dated:07.10.2024.
4.Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.
5. Applicants M/S.VSJ CITY PROPERTIES V. S. AMARADHAN,Letter, Dated: 18.10.2024 (Gift deed document no. 7011/2024, dated:17.10.2024).
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.

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.Demand payment Request Letter, Dated: 18.10.2024 (requiring payment of Centage Fee and Flag Day Fund).
15.Applicants M/S.VSJ CITY PROPERTIES V. S. AMARADHAN, Letter, Dated:18.10.2024 (Payment of Centage Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Pudukkottai District, Kulathur Taluk, Viralimalai panchayat Union, Mathur Panchayat, Mathur Village - S.F.No:21/6A2, 21/6B1, 21/6B2, 21/6B3, 21/7A2, 22/1A, 22/1B, 22/1C, 22/1D2, 22/2A, 22/2B, 22/2C2 - extent of 16428.00 Sqm.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director on 17.10.2024. Further the applicants M/S.VSJ CITY PROPERTIES V. S. AMARADHAN, has gift deed the road, road splay areas and Public purpose has been handed over to the President Mathur Panchayat local body on.17.10.2024 Hence, this residential layout has been approved with below conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2.The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those
places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body
only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of
land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover
of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently published at
the entrance of the layout without any change / release fir public view through a 6' x 4' permanent display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the
ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning
Permission / Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the layout will be cancelled by the District Town and
Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling
plots for sale.

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்

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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