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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc No.443/2025/A1
Date:15.07.2025

Date: 7/15/25 3:33 PM

From:

Executive officer

5,Ponnamaravathy Main Road,Ponnamaravathy,Ponnamaravathy(Tk),Pudukottai(Dt),622 407

To :

Tvl.R.Ramasamy & Ten others,
12/10 B,Gandhi Nagar, Gounder mills,
GN mills Post,Coimbatore North,
Coimbatore District.

Online Application Number: M7A8WP52

Sir/ Madam,

Sub :

Residential Layout Approval - Pudukkottai District – Ponnamaravathy Town Panchayat - Ponnamaravathy Villlage,Block-26,T.S. No.1568/20, - Site extent of 9888.00 Sqm - Technical Clearance issued by DTCP – Final Approval given by Local Body – Reg.

Ref :

1. Applicant Tvl.R.Ramasamy & Ten others , 12/10 B,Gandhi Nagar, Gounder mills GN mills Post, Coimbatore North , Coimbatore District. received via Single Window Portal, Ref no.M7A8WP52, Dated: 22.03.2025.
2. Circular from the Director of Town and Country Planning, Roc No.12544/2014/CB, Dated:04.07.2014.
3. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
4. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017.
5. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.
6. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
7. Gift Deed Document No.1473/2025, Dated:02.04.2025.
8. Town and Country Planning Department(Planning Permission) Roc.No. M7A8WUP52/2025/TCP Dated:16.04.2025.
9. Ponnamaravathi Town Panchayat Demand Request Letter, Dated:10.07.2025

10. Land Use Conversion Charges Paid via E-Challan No.20250710014430 , Dated: 10/07/2025
11. Misc Charges Paid to Town Panchayat via Single Window Portal on 01.02.2025.
12. University college of engineering, Pattukottai, Third party inspection report dated: 10.07.2025
13. Ponnamaravathi Town Panchayat Council Resolution No.577 Dated:14/07/2025.
14. Other connected records.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 9888.00Sqmt at Ponnamaravathi West Village Block -26 TS No. 1568/20 The technical approval has been granted online (SWP) by the Joint Director of Town Country Planning, Pudukkottai District vide Technical Sanction L.A/DTCP.(PD) No. 30/2025

With Reference to the letter 7th cited the roads and public utility areas have been allocated to the Town Panchayat under this Layout and Gift Deed Document have been handed over to the Town Panchayat. Further, basic facilities such as drains, roads, small bridge and street lights have been constructed in this Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in reference 10th Letter cited has been paid in the Government account on 10.07.2025. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 12.07.2025. A copy of the challan for the same has been received as per the details given in reference 9th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account and Town Panchayat Account.

Paid to the Government head (3% of the market value) - Rs.12,21,116/-

Paid to the Town Panchayat Account

1. Inspection Fee - Rs.10,000/-

2. Vacant land Tax - Rs.1,73,927/-

3. Library Tax - Rs.17,393/-

4. Miscellaneous Fees - Rs.3,35,832/-

Allocation details of approved plot

1. Area of the Layout

9888.00 sqmt

2. Area of Layout excluding road and Corner brackets

(As per the map) 6186.00 sqmt

3. Roads and Corner brackets Handed over to Local body 3619.00 sqmt

4. Handed over to TNEB (Electrical Use) 39.00 sqmt

5. Public use (Town Panchayat) 44.00 sqmt

6. Plots requested 51

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters apart from each other.
8. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.
9. At the place where the Layout has been approved, the layout approved order No and date of the council resolution number and date should be clearly mentioned and permanently published through a notice board.
10. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.
11. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.
12. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.
13. No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.
14. Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.
15. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.
16. There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.
17. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.
18. Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.
19. The approved Layout site map shall be permanently published for public view through a 6' x 4' permanent notice board at the entrance of the Layout without any alteration / omission.
20. The layout owner/applicant will be maintained the roads, drainages, water distributions line and street lights in the layout by five years are sale of 60% plots whichever is later. In this regard, the layout owner / applicant will be given assurance for the above said maintenance with typed matter in Rs.100 rupees bond.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Pudukkottai
Date:2025.07.15 15:33:31

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.