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Layout Application - Final Approval Letter

Roc No: File No : 01/2025
Approval NO: 02/2025

Date: 2/18/25 1:29 PM

From:

Village Panchayat

Village Panchayat Office 264, Boyar street Kaniyamoor (po),Kallakurichi (Tk), Kallakurichi (Dt),

To :

MUTHUVEL KARUPPAN, ,S/O KARUPPAN,
16,METTU STREET,CHINNASALEM,
Kallakurichi ,606201.

Online Application Number: 7FLWL0OC

Sir/ Madam,

Sub :

Residential Layout - Office of the Kallakurichi District Town and Country Planning – Kallakurichi District – Kallakurichi Taluk – Kaniyamur Village / Panchayat – Comprised in Survey Nos. 12/4A have an extent of 0.30 (or) 1215.00 Sq.m – Final approval issued - forwarded for further action - Reg.

Ref :

1. Applicant:Mr. MUTHUVEL KARUPPAN Online Application Number 7FLWL0OC /36058/2025,dated: 08.01.2025.
2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 22.01.2025.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No. Mu.mu A1/7999/2024 Dated:19.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant:Mr. MUTHUVEL KARUPPAN Letter, Gift deed (Local Body &EB) document no:374 /2025 dated:27.01.2025.
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.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. Centage Fee & OSR Fee payment Request Letter, dated: 22.01.2025 & 30.01.2025.
15. Applicant MUTHUVEL KARUPPAN Centage Fee & OSR Fee Payment Receipt dated: 29.01.2025 & 30.01.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17. Block Development Officer Chinnasalem,Road Certificate Letter No:A2/2451/2024 Dated:24-12-2024.

Body:

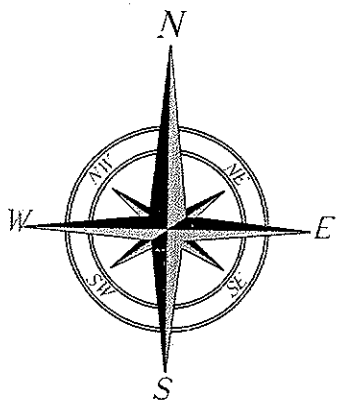
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule
No.11 of the following aspects
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural
Engineer on record as the case may be, shall be responsible for defects in the design.
d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots
contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the
fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for
public purposes. Also, only where the change of land use is requested, only those
mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior
approval of the Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the
road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. 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 in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on
the land in the subdivision, permission for each building must be obtained from the Town
and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is
any problem regarding the right of land for the layout, the local body should consider and
take a decision.
11.Final order issued in the date of 18-02-2025 .File number :01/2025 Final Approval number is 01/2025

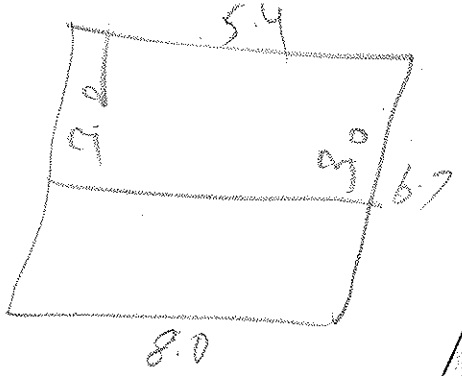
Signature valid

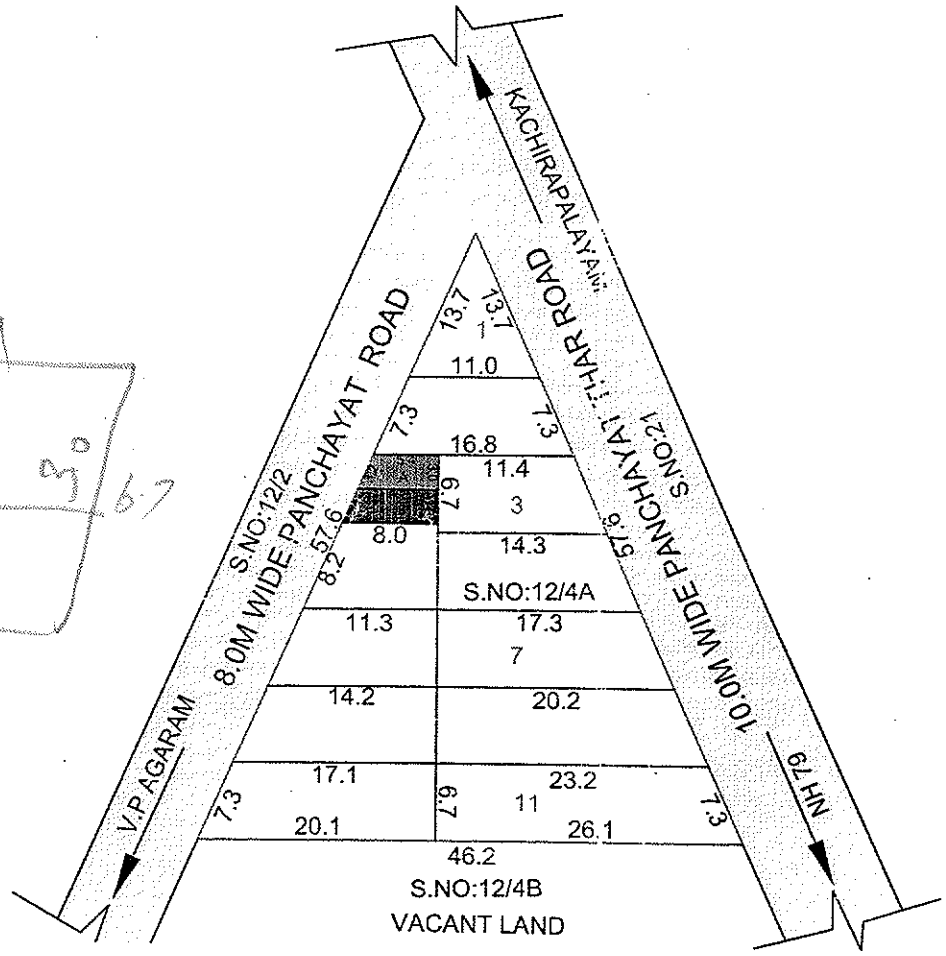
Signed by: Village Panchayat President
Location:Kallakurichi
Date:2025.02.18 13:29:07

LAYOUT PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITES OF S.F.NO: 12/4A OF KANIYAMOOR-VILLAGE AND PANCHAYAT , KALLAKURICHI-TALUK, KALLAKURICHI - DISTRICT

APPLICANT:
Mr.MUTHUVEL







OFFICE USI

AREA DETA

TOTAL EXT

A,B - PUBLI
LOCAL BOI

APPLICANT



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.



empowering your real estate decisions with smart tools

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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