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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 5/14/24 1:34 PM

From:

Village Panchayat

GANDARVAKOTTAIPanchayat Office, 613 301

To :

Thiru.A.ABDUL PARI,
S/O Abdul wahab,
472, Muslim Street,Koviloor Vattam,
Gandarvakottai, Pudukkottai District

Online Application Number: VR5B6KCL

Sir/ Madam,

Sub :

Residential Layout - Pudukkottai District – Gantharvakottai Taluk - Gantharvakottai Panchayat Union – Gantharvakottai Panchayat -Koviloor Village - S.F.No:185/5B,185/6B - extent of 5664.00Sqm
-Final Order issued - Reg.

Ref :

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai ROC.No 72/2024/PD /2024/TCP Dated 14.02.2024

Body:

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai ROC.No 72/2024/PD /2024/TCP and Planning Permission No: SWP/LP/DTCP(PD) NO:07/2024 Dated 14.02.2024 has issued Final approval for
19 residential plots with an area of 5664.00Sq.M in S.F.No:185/5B,185/6B of Gandharvakottai Panchayat and Kovilur village Gandharvakottai Taluk and Union Pudukkottai District .
As per G.O.79, Housing and Urban Development Department, Dated 04/05/2017, In case of non-planned area rule 3 it has been requested to collect Rs.1000/- as scrutiny fee for each layout. And under rule 9 concerned local body

should collect the 3%
Market Land Value as Land conversation charges, before issuing the final order. So, above mentioned amount are collected.
Therefore, it is hereby ordered that Final approval for
19 residential plots with an area of 5664.00Sq.M in S.F.No:185/5B,185/6B of Gandharvakottai Panchayat and Kovilur village Gandharvakottai Taluk and Union Pudukkottai District .
subject to the following conditions.
LAYOUT 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.
Body:
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

Village

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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