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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1531/2025/B1 **Date:** 9/26/25 5:16 PM

From:

Village Panchayat

Panangudi

To :

Thiru.K.Ashok Kumar,
No.11/4 Kotha Street,
Thiruvarur District – 600001

Online Application Number: ISFFOL2D

Sir/ Madam,

Sub :

Residential Layout- District Town and Country Planning Office,Thiruvarur - The proposal for Residential Layout with an extent of
9750.00 Sq.m in S.F.Nos: 181/6A,181/7 and 184/1 at Panangudi Village and Panchayat, Nannilam Panchayat Union and Taluk,
Thiruvarur District – Planning Permission - forwarded for further action - Reg.

Ref :

1. Applicant Thiru.Ashok Kumar, Thiruvarur , Application Ref No: ISFFOL2D (48259 /2025 TVR) Dated : 07.06.2025
2. District Town and country planning Office, Thiruvarur District Letter No: ISFFOL2D (48259 /2025 TVR) Dated:31.07.2025
(Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No. 17621/2022/U1, Dated 27.01.2025
5. Applicant Thiru. Ashok Kumar Application Ref No: ISFFOL2D (48259 /2025 TVR) (Gift Deed Document no: 2309/2025)
Dated.11.08.2025.
6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
7. G.O.138, Housing and Urban Development Department, Dated:
04.06.2004
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 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.
11. Government Letter No.19113/Nov4(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.

Body:

2.2020 and 14.08.2021.
The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and
after perusing the
records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, Parks and
for the public
purposes meant for local body and TANGEDCO vide under reference 2nd cited above.
On receiving the gift deed soft copy from the applicant vide through online 5th cited above, and on receiving the payment of
charges such as
Centage charges vide under reference 15th cited above, the Planning Permission is issued to the said layout subject to the
following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is LP/ DTCP (TVR)/SWP
No:46/2025. The approved
layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 5th
cited above to the
concerned Local body and it has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per
Condition no. 9(b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned registration
department office
and land survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildar to update in
Tamilnilam website
Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 8th cited
above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying
improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as
assessed by the
authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid
tar road, provided

other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the
standards prescribed
by the local body in the case of other than corporation/municipalities.

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of
earmarked road,
S.F.No sub-division in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil
Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or
invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after
registering the Real
Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by
TNRERA

4. Condition mentioned in the No objection certificates obtained from the Central / State Government

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2025.09.26 17:16:18

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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