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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: SWP/04F9GEH6 /2025/TCP

Date: 3/2/26 6:09 PM

From:

Village Panchayat

Panchayat Office, Aviyur Panchayat, Kariapatti Block, Virudhunagar District - 626106

To :

Mr. G.THAVAMANI AND R.THENNARASU
No.34B, A.R.Line, Reserve Line, Thiruppalai,Madurai-625014.

Online Application Number: 04F9GEH6

Sir/ Madam,

Sub :

Residential Layout - Office ofAviyur panchayat - AviyurVillage,Kariyapatti Taluk, Virudhunagar District, S.no:–99/4A,4B,7A1B,7A2B,7A3,7A4,9A,9B,9C,10A,10B,10C,Aviyur Village,Kariyapatti Panchayat union, Kariyapatti Taluk, Virudhunagar District, Extent 9965.00Sq.m(2.46Acre)-Technical Clearance issued - forwarded for further action – Regarding

Ref :

1.Application ReferenceNo.SWP/04F9GEH6 /2025/TCP received through Single Window Portal Mr. G.THAVAMANI AND R.THENNARASU,Dated: 07.08.2025.
2. Road pattern plan approved by the District Town and country planning Office,Virudhunagar, dated: 26.08.2025.
3. Letter Roc.No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai(Circular).
4. Gift deed document Number :Road gift Deed-4137/2025, dated:05.11.2025and EB gift Deed-4142/2025, dated: 05.11.2025Uploaded by the Applicant Mr. G.THAVAMANI AND R.THENNARASU, Dated: 30.04.2025.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housingand Urban Department, Dated:09.12.2020.
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development

Department, Dated:30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning,Chennai (Circular).
12.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai(Circular).
13. Demand raised for payment of OSR charges and Centage charges and Development Chargesrespectively dated 26.08.2025 and 13.11.2025.
14. Paymentof OSR charges and Centage charges and Development Charges received from the applicantrespectively on 14/11/2025and 14/11/2025.(Payment of OSR and Centage Fee)
15.AviyurPanchayat Resolution No. 01/2025-2026

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposedformation of Residential layout Application (ReferenceNo.04F9GEH6/2025/TCP)to an extent of Acre 2.46 in the landbearing S.No.99/4A,4B,7A1B,7A2B,7A3,7A4,9A,9B,9C,10A,10B,10C,Aviyur village /Aviyur Panchayat, Kariyapatti Panchayat union Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certifiedthe title to the ownership by granting the technical clearance and planning permission. Only the entitlement to Develop the land by the applicant is verified through the documents uploaded in the web portal.Any person wishing to purchase the property must Individually as certain the ownership of the property of the developer/seller.If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners/developers shall be allowed either to carryout Infrastructure development works as per the standards specified by the local body Concerned or to pay the estimate cost to the local body.Concerned local body shall prescribe the standards for the provisions of basic Infrastructure like roads,drains, water supply etc.forthe layout, asper existing rules. Before taking over the Infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers.

And the applicant has paid
Land conversion charges and Development Charges, Water Distribution Pipe Line Charges (Rs.160,500.00Payment date: 24/11/2025) as per G.O.79. Housing and UrbanDevelopment Department, Dated:04.05.2017.

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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