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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 95/2025 **Date:** 1/29/26 1:15 PM

From:

Village Panchayat

AGARATHIRUNALLUR

To :

Thiru. M.Mohamad Yusuf
No.29.Azad Nagar,
Thiruvarur,
Thiruvarur District

Online Application Number: SRMBDGVT

Sir/ Madam,

Sub :

Residential Layout - Koradachery Block - Agarathirunallur Panchayat & Village - The proposal for a residential layout with an extent of 2300.00 sq.m Revenue Survey No: 61/20 and 61/21 at Agarathirunallur Village Panchayat, Koradachery Panchayat Union - Thiruvarur Taluk - Technical clearance issued by the Assistant Director - District Urban Planning (Plan Approval) Office, L.P /TVR DTCP No. 54682/2025/TVR/2025/TCP Dated: 04/11/2025 for forming a newly layout area named Royal City Nagar, forwarded for further action of final order - Regarding

Ref :

1.Applicant Thiru.M.Mohamad Yusuf, No,29, Azad Nagar, Thiruvarur Application Ref No: SRMBDGVT (54682/2025/TVR/2025/TCP) Dated: 27.09.2025

2.District Town and country planning Office, Thiruvarur District Letter No: No: SRMBDGVT (54682/2025/TVR/2025/TCP) Dated: 04.11.2025 (Road Pattern Issued)

3.G.O (MS) No.79, Housing and Urban Development Department,Dated: 04.05.2017

4.Applicant Thiru.M.Mohamad Yusuf, No,29, Azad Nagar, Thiruvarur (Gift Deed Document no: 6793/2025)

5.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004

7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16

16.07.2022
10.Koradachery Panchayat Union Agarathirunallur Village Panchayat Resolution Number: 95 Dated:22.12.2025
11.Local Body Demand Paid Date:27.01.2026

Body:

Thiruvarur District, Koradachery Panchayat Union, Agarathirunallur Panchayat, and Village, The proposal for residential layout with an extent of 2300.00 Sq.m in Revenue Survey No. 61/20 and 61/21, as seen in view 2 by the Thiruvarur District Assistant Director Development Department Planning (Planning Permission) Officer, (54682/2025/TVR/2025/TCP) Dated: 04.11.2025 following the grant of Technical Permission for construction, in the detailed application at View 1. Thiru. M. Mohamad Yusuf, No. 29, Azad Nagar, Thiruvarur has applied for a permission order from the relevant local body for the new plot constructed by them.

Regarding the above query, the following is verified on perusal of the information provided by the individual (Tamil State Wide Single Portal) website.

Following the prior approval of the District Collector regarding the plot to be constructed by a private person, the technical approval granted by the Assistant Director of Urban Planning, Thiruvarur District vide Government Order (Status) No. 138 Housing and Urban Development (Nov. 4(3) Department Date: 04.05.2017 and Government Order (Status) No. 16 Municipalities Administration and Drinking Water Supply Department Date: 24.01.2020, Government Order No. 141 Housing and Urban Development Department Date: 23.09.2020, and Government Order No. 181 Housing and Urban Development Department Date: 09.12.2020, subject to the guidelines and conditions given in the new Layout ROC No. (54682/2025/TVR/2025/TCP) Dated: 04.11.2025 - has been issued technical sanction.

1. Following the above technical approval, in order to obtain the permission order for the new plot of land of the private local body, the open space area (OSR - Open Space Reserve) in this plot has been donated to the President and Special Officer of Agarathirunallur Panchayat Council and those who will hold the said post later on. A copy of the registration deed has been handed over in the form of a donation deed registered in the Office of the Registrar of Thiruvarur under Book No. 6793/2025.

2. As per the above newly constructed plot of land, according to the Town and Country Planning Rules, Rule No. 3 dated 04.05.2017, the local body shall be charged development charges fund of Rs. 32,826/- and plot charges fees Rs. 11,000/- and inspection fees Rs. 2,000/- Total Amount Rs. 45,286/- are deposited to the SNA of Agarathirunallur Panchayat dated 27.01.2026 (Transaction ID No. 11000347393854) Receipt Number: 2026012754682

Therefore, following the above study details, the final order is issued by the Special Officer / Block Development Officer (Village Panchayat) of Agarathirunallur Panchayat to establish the New Plot of Land as per the approval of the Panchayat Council given in the 2026 meeting of Agarathirunallur Panchayat, Resolution No. 95/2025 Dated: 22.12.2025, as per the attached plot details, subject to the following conditions.

Conditions :

1.As mentioned above, infrastructure (roads, water facilities, parks, water channels for wastewater disposal, electricity, poles, and street lighting facilities) shall be established for the new plot as per the urban planning rules and guidelines of the ordinance.
2.Further, following the above approval, the plot planners shall pay any additional fees payable to the government title and any arrears payable to other government agencies at their own risk
3.Any defects and mistakes found later in the documents and applications submitted by them, this permission will be cancelled without assigning any reason.
4.No change should be made in the layout plan approved by the Thiruvarur District Urban Development Assistant Director regarding the new plot division. The permission will be cancelled immediately if any incidents such as the creation of additional plots or encroachment of open space areas (OSR - Area) are

(Plot Nos - 1 to 11)
Gifted Over to Local Body
1. Layout Road Area : 568.32 Sqm
2. Local Body Purpose : 17.47 Sqm
Gifted Over to TANGEDCO
TANGEDCO Purpose : 18.56 Sqm

Enclose: Approved Layout Plan

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2026.01.29 13:15:47

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

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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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