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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 05/2025-2026 **Date:** 7/30/25 6:07 PM

From:

Village Panchayat

PERUMPUGALUR

To :

Thiru. S.Balasubramaniyan,
No.1/151, Mariyamman Kovil Street,
Vandampalai,
Thiruvarur

Online Application Number: 2QV596MK

Sir/ Madam,

Sub :

Residential Layout- Koradachery Block - Perumbugalur Panchayat - Perumbugalur Village -| The proposal for Residential Layout with an extent of 10800 Sq.m Revenue Survey No. 20/6,20/7 & 21/5 - Technical Clearance issued by the Assistant Director - District Urban Planning (Plan Approval) Office, L.P /TVR DTCP No. 44295/TVR/2025/TCP for to be form a Newly layout subject to conditions issuance of final Order to Chandrasekaran Nagar - Regarding

Ref :

1. Go(Ms) No.79 Housing and Urban Development Department Dated:04.05.2017.
2. Tamilnadu Government Gazette Order Date:12.02.2025.
3. Assistant Director District Town and country planning Office Thiruvarur Roc No. 44295/TVR/2025/TCP Date:06.06.2025
4. Thiru.S.Balasubramaniyan, Thiruvarur , Application Ref No. 2QV596MK (F.No. 44295/2025/TVR) Dated:18.03.2025
5. Gift deed document no.2992/2025, Dated: 29.03.2025
6. GO (Ms) No. 180 Rural development and Panchayat Raj (PR(II(2)) Department Date:05.12.2024.
7. GO(Ms) No.181, Housing and Urban Development Department Dated: 09.12.2020.
8. Koradachery Panchayat Union Perumbugalur Village Resolution No.05 /2025 Dated : 21.07.2025.
9. Local Body Demand Paid Date:24.07.2025
10. Related Documents.

Body:

Thiruvarur District, Koradachery Panchayat Union, Perumbugalur Panchayat, Perumbugalur Village, The proposal for Residential Layout with an extent of 10800 Sq.m in Revenue Survey No. 20/6,20/7 & 21/5 , as seen in view 3 by the Thiruvarur District Assistant Direct development Department Planning (Planning Permission) Officer, L.P44295/2025/TVR/TCP following the grant of technical permission to construction, in the detailed application at view 4 Thiru. S.Balasubramaniyan. Thriuvarur, have applied for permission order from the relevant local body for the new plot constructed by them.
Regarding the above query. the following species have been verified on perusal of the provided by the individual. (Tamil State Wide Single Portal) website.
01. The Tamilnadu Government Gazette has given prior permission to the private plot In the Review Consented Thiruvarur Master Plan under the heading permitted Land Use in various survey numbers of Thiruvarur Local Planning Area under heading in Village number 103. Perumpugalur Page No. 110 in S.F.No. 20, 21 the following entries shall be made. Against the entry of Agricultural use zone (AG 24), instead of the expression "S.F.No.18 to 21, the following expression 20pt, 21pt (except 20/6, 20/7, and 21/5) shall be substituted. Against the entry of Residential use zone, the expression "S.F.No.20/6, 20/7 and 21/5 shall be added before S.F.No. 24pt.
02. 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.44295/2025/TVR/2025/TCP-has been Technical sanction Issued.
03. 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 Source Reserve) in this plot has been donated to the Chairman and Executive Officer of Perumbugalur Panchayat Council and those who will hold the said post later on, and 19 copies of the registration deed have been handed over in the form of a donation deed registered in the Office of the Registrar of Koradachery under Book No.1/2025/74 furthermore, 10 copies of the Registration deed have been handed over in the form of a donation dated registered in the Office of the Registrar of Koradachery under Book No.2992/2025for the road leading to the plot.
04. As per the above newly constructed plot of land, a per the Town and Country Planning Rules, Rule No.3 dated 04.05.2017, the local body shall be charged a survey fee of Rs.2000/- and a development fund of Rs.148573/- for 54 plots, total Rs. 150573/- as per the SNA of Perumbugalur Panchayat dated 24.07.2025 (Transaction ID No. 11000288878246)

Therefore following the above study details, the final order is issued by the Special Officer/ District Development Officer (Village Panchayat) of Perumbugalur Panchayat to establish the new Plot of Land to be established by this Proposal as per the approval of the Panchayat Council given in the 2025 meeting of Perumbugalur Panchayat, Resolution No.05/2025 Dated: 21.07.2025, as per the attached plot details, subject to the following condition.
Conditions :

1. Mentioned above, infrastructure (Roads, Water facilities, parks, water channels for waste water disposal, electricity, poles and street lighting facilities) short be established for the new plot as per the urban planning rules and guidelines of the Ordinance.

2. Further to the above approval, the plot planners shall pay any additional fees payable to the government title and any arrears payable to others government agencies at their own risk.

3. Any defects and mistakes are 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 Tiruvarur District Urban Development Assistant Director regarding the new plot division. The permission will be cancelled immediately if any incidents like creation of additional plots, encroachment of open space areas (OSR - Area) are found.

As per Gos the following fees and charges are collected as ALLOTMENT DETAILS OF

APPROVED

LAYOUT PLAN.
Site Extent = 10800 Sqm
No.of Plot =54 Nos
(Plot Nos - 1 to 54)
Gifted Over to Local Body
1. Layout Road Area : 3262.52 Sqm
2.Park Area: 783.52 Sqm
3. Local Body Purpose : 45.08 Sqm
Gifted Over to TANGEDCO
TANGEDCO Purpose : 44.92 Sqm

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

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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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.