

RE

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Layout Application - Final Approval Letter



Roc No: 8XMW4T7G/2025/TC
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Date: 7/4/25 11:15 AM

From:

Village Panchayat

KULATHUR Panchayat Office, Kulathur(Po), Kulathur(Tk), Kulathur-622504

To :

Aaruthran land developers and Mr.S.Seshagopal,
B-34, Mangaammal Salai,
Renganagar KK nagar,
Tiruchirappalli-620021

Online Application Number:

8XMW4T7G

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Pudukkottai District – Kulathur Taluk – Kundrandarkovil Panchayat Union - Kulathur Panchayat – Kulathur Village S.F.No: 164, 623/1A - extent of 34700.00 Sqm- Technical Clearance Issued - Final Approval Issued - Regarding.

Ref :

Joint Director / Deputy Director / Assistant Director , District DTCP Office , Pudukkottai - ROC No. 8XMW4T7G/2025/TCP dated: 17/04/2025

Body:

Joint Director / Deputy Director / Assistant Director, DTCP, Pudukkottai has issued technical approval for 186 Residential Plots with an area of 34700.00 Sqm in Village S.F.No: 164, 623/1A, Kulathur Village, Kulathur Panchayat, Kulathur Taluk , Kundrandar kovil Panchayat 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 vide online challan. Therefore, it is hereby ordered that final approval is given to the Residential Plot in Kulathur

Village, Kulathur Panchayat, Kulathur Taluk , Kundrandar kovil Panchayat Union with an area of 34700.00 Sqm 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.
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.
14. In layout area of 2447.70 square meters separated for Park area with outer boundaries east – 7.20m wide road, west -road, south -SF.625, North – Plots 32-38.
15. For local panchayat use plot with an area 120.00 square meters with outer boundaries east – plot 26, west -7.20m wide road, south S.F.NO.625, North – Plot 31
15. For TANGEDCO plot with an area 120.00 square meters with outer boundaries east –SF.NO.623/3, west -10.0 m wide road, south SF.NO.625, North Plot 25.

Village

Signature valid

Signed by: Village Panchayat President
Location: Pudukkottai
Date: 2025.07.04 11:15:11



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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Services we run
for you
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The LandLens
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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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