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Layout Application - Final Approval Letter

Roc No: 7J9MY0AH/2025/TCP

Date: 3/3/25 7:09 PM

From:

Village Panchayat

Pallavaram

To :

TVL . JAI TULSI DEVELOPERS ,
DEEPAK KUMAR . G,
No : 80, 2nd Cross Street,
Thumbavanam,
Orikkai, Kancheepuram.

Online Application Number: 7J9MY0AH

For JAI TULSI DEVELOPERS

PARTNER

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District - Vembakkam Taluk /
Panchayat Union - Pallavaram Village/ Panchayat - Tiruvannamalai district in S.F. Nos : 300/1A, 304/1 , 304/2A , 304/2B ,
304/3 , 305/1 , 305/2 , 305/3 , 305/4 , 306/1A1 , 306/1A2 , 306/1B , 306/1C , 306/2 & 307 and the Extent of 3.97.50 Hectares
(9.82 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Letter from Assistant Director of Town and Country Planning - Tiruvannamalai as per HRD/STCC (T.Hill) No: 20/2025, dated: 09.01.2025.
2.Grant Document No:17/2025., Dated:03.01.2025 entrusted to the Village Panchayat for layout road and general allocation (Location of Transformer).
3. Special Officer/Block Development Officer (BC) Resolution No. 20, Date:- 03.03.2025.

Body:

Vision -1 In the letter of the Assistant Director of Town and Country Planning - Tiruvannamalai mentioned in Exhibit - 1, Pallavaram Panchayat and Village Survey Numbers in Vembakkam Panchayat Union.
300/1A, 304/1 , 304/2A , 304/2B ,
304/3 , 305/1 , 305/2 , 305/3 , 305/4 , 306/1A1 , 306/1A2 , 306/1B , 306/1C , 306/2 & 307 - 3.97.50 hectares (9.82 acres) - Technical Approval for the plan for the new residential layout

in an area of 304/3 , 305/1 , 306/1B , 306/1C , 306/2 & 307 - Extent of 3.97.50 hectares (9.82 acres) - Technical Approval has been obtained for the new residential layout as per RT/STC (T.Hill) No. 20/2025, dated: 09.01.2025. G.O.Ms.No. 79, Housing and Urban Development Department Day. As on 04.05.2017 Rs.206,000/- in writing Rs.2.06,000/- in writing and Rs.1000/- in writing Rs.1000/- as in writing. A sum of Rs.207,000/- in writing was deposited under the relevant Government Head Account and receipts for the same were submitted. 20, Day. 03.03.2025.

Vision - 2 As per the proposed roads including corner blocks, 12824.00 sq.m of transformer location 136.00 sq.m and 1 book of dust for Panchayat public use 148.00 sq.m for Panchayat public use have been donated to the Sub Registrar's Office as per the document registered in No. 17 of 2025.

It is hereby informed that the area of plots from Nos. 1 to 206 plots is 39750 sq.m. 3% of the market value is Rs.293700/- and per site fee is Rs.1000/- per plot 206x1000=206000/- and site inspection Rs.1000/- including Rs.207000/- has been deposited in the fund account of Pallavaram Panchayat Fund.

Village

For JAI TULSI DEVELOPERS

PARTNER

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.03.03 19:09:16

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Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.03.03 19:09:16



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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hello@verified.realestate
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