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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2/2025-2026 **Date:** 2/28/26 1:20 PM

From:

Village Panchayat

Pillaiyarnatham

To :

S Muthumadan
s/o sundaram 5/120 balaji nagar
zamin devarkulam

Online Application Number: NAG669YC

Sir/ Madam,

Sub :

Residential Layout - Office Pillaiyarnatham Village panchayat –Kovilpatti Taluk – Kuruvikulam Panchayat Union- PillaiyarnathamPanchayat & Village – Survey No:402/1A1B- Site Extent of 2900.00 sq.m.(71.65 Cents).

Ref :

1. The ApplicantThiru.S.Muthumadan Online Application No. NAG669YC /2025, Dated: 18.09.2025
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: NAG669YC /2025/TCP/2025/TCP, Road Pattern Issued on dated:15.10.2025.
3. ApplicantThiru.S.Muthumadan Online Letter dated Gift deed (Local Body) document No. 9581/2025dated: 24.10.2025 and Giftdeed (TANGEDCO) document No 9582/2025, dated: : 24.10.2025.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/9197/2025, Dated 23/09/2025.
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.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development

Department, dated 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated

Body:

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Thoothukudi District – Kovilpatti Taluk – Kuruvikulam Panchayat Union- Pillaiyarnatham panchayat –PillaiyarnathamVillage –SurveyNumber :402 / 1A1B – Site Extent of 2900.00 Sq.m.(71.65 cents)
In the continuation, with reference to the letter in the 2nd cited, Road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning Office, Thoothukudi on 15.10.2025. Further the applicant has submitted gift deed of Road and Road splay areas and PP-1 site area reserved for public purpose by handing over to the local body on 24.10.2025. Reference with the sited no 3.Hence, this residential layout is given approval with following Conditions.
1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO: 181/2025.The original layout maps and gift deeded documents Received from the Applicant.
2. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017. With Reference to the 18th cited the applicant paid inspection and Layout Approval Fees. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges. (Challan Number – 20260226009089 Date: 26.02.2026 Amount Rs. 4310/-)
4. Basic Amenities Such as like Road, Drainage, Street light, Drinking Water and Minor Bridge should be provided by the applicant. Otherwise as per G.o.181- dated 09.12.2020 basic Amenities estimate cost shall to pay by the Applicant.
Attach: Final Approval Layout
CC to:
1. DTCP/Joint Director/Deputy Director/Assistant Director 51, West car street, Thoothukudi-628002.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
3. Block Development Officer(VP), Kuruvikulam Block

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

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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

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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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