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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-27 **Date:** 5/6/26 4:30 PM

From:

Village Panchayat

Appaneri Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block,Thoothukudi District

To :

Smart Realtors,
3B3 BLACKERS ROAD,
Mount Road,
Chennai -600002.

Online Application Number: 77P8OM8J

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres) .

Ref :

1. The Applicant M/s Smart Realtors, Application No. 77P8OM8J / THOOTHUKUDI / 2025, Dated: 08.11.2025.
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: 77P8OM8J / THOOTHUKUDI / 2025 / TCP, Road Pattern Issued on dated: 03.12.2025.
3. Applicant M/s Smart Realtors, Letter Gift deed (Local Body) document No. 340/2026, dated: 20.01.2026 and Gift deed (TANGEDCO) document No.341/2026, dated: 20.01.2026.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/12734/2025, Dated: 30.01.2024
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-Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres).
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 3.12.2025. Further the applicant has submitted gift deed of Road and Road splay areas and PP-1 site area by handing over to the local body on 14.01.2026. 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. 18 /2026. The original maps and gift deeded documents has been Submitted.
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, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges (Challan Number – 20260418007456 Date: 18.04.2026 Amount Rs.90000/-)
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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2026.05.06 16:30:55

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
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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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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.