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Layout Application - Final Approval Letter

Roc No: 02/2025-2026/Villi/layout

Date: 6/12/25 12:49 PM

From:

Village Panchayat

Villiseri

To :

Thiru. Kesavan Manoharan,
57 Veeravanjinagar 1st Street,
Kovilpatti - 628502

Online Application Number: M7DAS3LV

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk –
Kovilpatti Panchayat Union – Villiseri Panchayat - Villiseri Village – Survey No. 333/7A – Extent of 8000.00 sqm (1.98Acre) -
Technical Clearance issued – Forwarded for further action - Regarding.

Ref :

1. 1. Applicant Thiru. Kesavan Manoharan, Online Application No. M7DAS3LV/2025/TCP dated 11.03.2025.
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 20.03.2025.
3. Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/2290/2025, Dated:10.03.2025
4. Applicant Thiru. Kesavan Manoharan, Gift deed (Local Body) Document No. 966/2025, dated: 22.03.2025 and Gift deed
(TANGEDCO) Document No.967/2025, dated: 22.03.2025.
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 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 27.03.2025 (Requiring payment of Centage, Sub Division and Development Charges).
16. Applicant Thiru. Kesavan Manoharan, letter dated 28.03.2025 (Payment of Centage, Sub Division and Development Charges).

Body:

According to the letter of Assitant Director of District Town and Country Planning Thoothukudi S.F.No.333/7A Villiseri Panchayat andVilliseri Village Approval has been granted Body:vide SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 56 /2025 S.F.No 333/7Afor 40 plots situated at Survey no. 333/7A withanarea of 8000.00 Sq.m (1.98 Acres) Villiseri Panchayat and Villiseri
Body:
Village permission, the finalapproval has given.
The Villiseri Panchayat and Villiseri Village has given the Final Approval with the following conditions:
1) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.
2) In case of building construction in this plot, proper building license/permission should beBody: obtained separately from the Concerned Panchayat and Village on payment of appropriate fees
3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.
4) If any loss of amount will be mentioned in audit para. The applicant must be paid the amount as per instruction.
5) This order is not applicable if the applicant has attached false documents.
6)If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) Government Ordinance No.185, Department of Housing and Urban Development, dated 17.03.2025 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the predated warranty.
8) Assitant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of : M7DAS3LV/THOOTHUKUDI /2025/TCP dated 03.04.2025. must be followed,
9) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.
10) This order does not apply to public places and roads where there is an encroachment.
11) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
12) Other basic amenities works will be carried out by the panchayat and Village only after sufficient residences are constructed as per Government Norms in that area.
13) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.
14) The Survey No. 333/7A to 40 plots are attached SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 56 /2025 S.F.No 333/7A
Villiseri Panchayat and Villiseri Village.

Village



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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