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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: M9HKWYY8/ THOOTHUKUDI / TCP/ 2024

Date: 6/13/24 12:21 PM

From:

Village Panchayat

K.Shunmugapuram

To :

Thiru. R. Kamatchi,
1/11, East Street,
K. Vallinayagapuram,
K. Shanmukapuram, Thoothukudi

Online Application Number: M9HKWYY8

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Ottapidaram Taluk –
Ottapidaram Panchayat Union – K.Shanmugapuram Panchayat – K.Shanmugapuram Village – S.F.No. 52/1B1A, 53/2 - Site
Extent of 8.84 Acres or 35777.00 Sq.m - Layout Permission issued - forwarded for further action - Regarding

Ref :

1.Applicant Thiru. R. Kamatchi, Online Application No. M9HKWYY8, Dated: 02.05.2024.
2.District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 28.05.2024.
3.Joint Director Agriculture Department, Thoothukudi District, Letter No. T3/4383/2024, Dated: 20.05.2024.
4.Applicant Thiru. R. Kamatchi Letter Gift deed (Local Body) document no. 1480/2024, dated: 29.05.2024 and Gift deed (TANGEDCO) document no.1481/2024, dated:29.05.2024.
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 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 31.05.2024 (Requiring payment of Centage Charge).
16.Applicant Thiru. R. Kamatchi, letter dated 31.05.2024 (Payment of Centage Charge).
17.Applicant Thiru. R. Kamatchi, letter dated 11.06.2024 (Payment of Demand Charge).
18.This Layout Approved By The Local Body of S.Shanmugapuram Village Panchayat According To The Resolution Order No of 29/2024-2025 Dated 10.06.2024

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Thoothukudi District, Ottapidaram Taluk, Ottapidaram Panchayat Union, K.Shanmugapuram Panchayat, K.Shanmugapuram Village, S.F.No. 52/1B1A, 53/2 - Site Extent of 8.84 Acres or 35777.00 Sq.m.
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 28.05.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 29.05.2024. 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.76/2024 and This Layout Approved By The Local Body of S.Shanmugapuram Village Panchayat According To The Resolution Order No of 29/2024-2025 Dated 10.06.2024
2. After the approval, 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. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

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

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
/landlens/one

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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