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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1 2025-2026 **Date:** 7/31/25 1:38 PM

From:

Village Panchayat

Mukkuttumalai

To :

A P RAGAVI
25/W1, SOCIETY STREET,
KODUVILARPATTI,
THENI - 625534,
cell no :9486616637
ragavipadmanadhan200301@gmail.com

Online Application Number: Z2HNVN6P

Sir/ Madam,

Sub :

Residential Layout - Office of Mukkuttumalai Panchayat – Thiruvengadam Taluk – Kuruvikulam Panchayat Union – Mukkuttumali Panchayat – Naduvapatti Village – Survey No. 167/2A1D – Extent of LAYOUT 19900.00Sq.m (4.920Acres)

Ref :

Residential Layout - Office of Mukkuttumalai Panchayat – Thiruvengadam Taluk – Kuruvikulam Panchayat Union – Mukkuttumali Panchayat – Naduvapatti Village – Survey No. 167/2A1D – Extent of LAYOUT 19900.00Sq.m (4.920Acres)

Body:

1. Applicant Selvi A P Ragavi. , Online Application No. Z2HNVN6P/2025/TCP, dated 23.01.2025.
2. District Town and Country Planning Office, Tenkasi District, Road Pattern Issued on dated: 24.04.2025.
3. Joint Director Agriculture Department, Tenkasi District, Letter No. Ni4/3339/2024, Dated:23.07.2024
4. Applicant Selvi A P Ragavi. , Gift deed (Local Body) Document No. 4427/2025, dated: 15.05.2025 and Gift deed (TANGEDCO) Document No.4562/2025, dated: 28.05.2025.
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/Nov 4(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 28.05.2025 (Requiring payment of Centage).
16. Applicant, Selvi A P Ragavi. , letter dated 13.06.2025 (Payment of Centage).
17. Block Development Officer, Kuruvikulam, Letter Na.ka. No. Aa5/243/2023, dated 25.03.2025.
18.Applicant Selvi A P Ragavi. , Letter date 21.07.2025 (Payment of Inspection Fees & Layout Approval Fees Rs. 102000/- paid.

Body :-

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Tenkasi District, Thiruvengadam Taluk, Kuruvikulam Panchayat Union, Mukkuttumalai Panchayat, Naduvapatti Village, Survey No. 167/2A1D having a Extent of 19900 Sq.m (4.920 Acre).

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 on 24.04.2025. 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 15.05.2025. 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/TENKASI /LAYOUT NO. 32/2025. The original layout map 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 Applicant paid the 3% Market Land Value as Land Conversation Charges (Chellan Number 20250604010806 Date 06.04.2025 Amount Rs.10000/-)
4. Basic aminities such as like road, drainage, street light, drinking water and minor bridge should be provided by the applicant. Otherwise as per G.O.No.181-dated 09.12.2020 basic aminities estimate cost shall to pay by the applicant.

Enclosure

Final Approval And Layout – 2 sets

1. DTCP/Joint Director/Deputy Director/Assistant Director 51, West car street, Tenkasi- 627811.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008. – 1 Set
3. Sub-Register, Thiruvengadam Sub-Register Office, Tenkasi District. – 1 Set
4. Assistant Director, Survey Land Records, Tenkasi. – 1 Set
5. Tahsildar, Thiruvengadam Taluk, Tenkasi District– 1 Set
6. Superintending Engineer, Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),

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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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

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/tools

Services we run for you
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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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