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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 3/11/26 11:55 AM

From:

Village Panchayat

Malayankulam

To :

The Special Officer/Block Development Officer,
Malaiyankulam Panchayat,
Melaneelithanallur Panchayat Union,
Thiruvengadam taluk,
Tenkasi District.

Online Application Number: 0DHJTUA7

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tenkasi District - Non Planning Area – Thiruvengadam taluk -
Melaneelithanallur Panchayat Union - Malaiyankulam Panchayat/Village – S.F.No. 404B/1A1B, 404B/1A2A - Extent of Layout
9628.00 Sq.m (2.38 Acres) – Technical clearance issued - forwarded for further action – Reg.

Ref :

1. Applicant Thiru.S.Subair, online Layout application No. 0DHJTUA7, Dated.03.10.2025
2.District Town and country planning Office, Tenkasi District Letter No. 0DHJTUA7 (Road pattern issued on dated.
26.11.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Thiru.S.Subair, Online Application No. 0DHJTUA7, Dated: 03.10.2025 (Gift deed document no.3629/2025,
Dated:01.12.2025)
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration
and Water Supply Department dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request online Application No. 0DHJTUA7 Dated: 09.12.2025 (requiring payment of Centage Fee and
Flag Day Fund).
14. Applicant Thiru.S.Subair, Online Application No. 0DHJTUA7, Dated: 15.12.2025.(Payment of Centage Fee and Flag Day
Fund).
15. Applicant Thiru.S.Subair, Online Application No. 0DHJTUA7, Dated: 05.12.2025.(Payment of OSR Fee).
16. NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.Ni4/8882/2025, Dated.14.10.2025.
17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
18. G.O.53, Housing and Urban Development Department Dated.28.03.2025

Body:

With reference to the 1st Cited letter, applicant Thiru.S.Subair, has requested for the approval of residential layout in Tenkasi
District, Thiruvengadam taluk, Melaneelithanallur Panchayat Union, Malaiyankulam Panchayat/Village, S.F.No.
404B/1A1B,
404B/1A2A for an extent of Layout 9628.00 Sq.m (2.38 Acres)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office
on 26.11.2025. Further the applicant Thiru.S.Subair, has gift deeded the roads and splay to the Malaiyankulam Panchayat
vide Gift deed document no.3629/2025, dated:01.12.2025. Hence, this residential layout has been approved with below
conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/72/2025 and
enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3.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
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update
in Tamilnilam website
Special Conditions :
1.a) With reference to the 9th cited and 11th cited letter, if the located site lies in the Municipal/ Corporation areas:
Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights
from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with
approval of Local Body shall be issued to the applicant(s) directly. b) Other than Municipal/ Corporation areas: Shall collect
the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the
applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains,
water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by
the local body.
2.With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer

of earmarked road, park areas S.F.No sub-division in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book
sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any
Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has
requested to follow the protocols as per instruction given by TNRERA.
4.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% Guideline Value as Land conversation charges, before issuing the final approval.
5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be
followed scrupulously.
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land

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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