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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 7/2026 **Date:** 1/5/26 12:03 PM

From:

Executive officer

8,Uthamapalayam Road,markayankottai,uthamapalayam(Tk),theni(Dt),625552

To :

Thiru. S. SURESH PANDIAN,
6/2/5A,KUCHANUR ROAD,MARKAYANKOTTAI, UTHAMPALAYAM TALUK,
THENI DISTRICT - 625552

Online Application Number: DHQ1D75U

Sir/ Madam,

Sub :

Final Approval for Layout Regularization – Markayankottai Town Panchayat Survey Nos. 647/2A, 647/2C, 648/1, and 648/2A – Technical clearance granted for a layout located in a non-planned area covering 3573.00 sq. m. – Order for issuing final approval.

Ref :

1. Town planning from the Assistant Director, District Town and Country Planning (DTCP), Theni. Roc. No: THENI/DHQID75U/2025/TCP, Dated: 01.12.2025.
2. Thiru. S. Sureshpandian, S/o Suruliraj, Ward No. 6/2/5A, Kuchanur Road, Markayankottai, Application Dated: 18.11.2025.
3. Registered Gift Deed No. 5441/2025, Dated: 01.12.2025 .
4. G.O. (Ms) No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
5. G.O. (Ms) No. 18, Housing and Urban Development Department, Dated: 04.02.2019.
6. G.O. (Ms) No. 16, Housing and Urban Development Department, Dated: 31.01.2020.
7. G.O. (Ms) No. 141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. (Ms) No. 181, Housing and Urban Development Department, Dated: 09.12.2020.
9. G.O. (Ms) No. 112, Housing and Urban Development Department, Dated: 22.06.2017.
10. Related documents and field inspection reports.

Body:

Based on the technical approval letter from the Assistant Director of Town and Country Planning (AD DTCP), Theni, the details regarding the regularization of the layout are as follows:
Approval Number: L.P/AD DTCP (TD) NO: SWP /159/2025. The Location of Markayankottai Village, Survey Nos. 647/2A, 647/2C, 648/1, and 648/2A, Markayankottai Town Panchayat.
Total Area: 3,573.00 Sq.m. Applicant in Thiru . S. Sureshpandian In continuation of the application received for regularizing the site located in a non-planned area, in-principle approval has been granted for 15 plots, subject to specific conditions. Handed Over Common Areas . The following areas located to the left of Plot No. 13 have been surrendered and Local Body Use: 21.70 Sq.m. TANGEDCO (Electricity Board) Use: 17.93 Sq.m. To verify the status of this layout or view official records, you can visit the DTCP Tamil Nadu Online Portal.
According to the Gift Deed mentioned in reference 3, registered at the Chinnamanur Sub-Registrar Office (Document No. 5441/2025, dated 01.12.2025), the land for the access road has been registered in the name of the Honorable Governor of Tamil Nadu and handed over to the Town Panchayat by the developer. Furthermore, the letter from the Assistant Director of Town and Country Planning, Theni (Reference 1), confirms that the scrutiny fees, Open Space Reservation (OSR) fees (in lieu of a park), and centage charges have been collected.
As per Government Orders (G.O.) 5, 6, and 8, basic amenities such as roads, drainage systems, and water pipelines have been completed by the applicant at their own expense. Additionally, in accordance with G.O. No. 79, Housing and Urban Development Department, dated 04.05.2017, which facilitates the collection of land-use conversion charges, the following fees have been collected for the layout:

S.No	Fee Details	Amount ()
1	Scrutiny Fees	1,000
2	Regularization Fees (for 15 plots)	15,000
3	Water Connection/Usage Charges	1,00,000
4	Street Light Installation Charges	60,000
5	Vacant Land Tax	19,230
6	Library Cess	1,923
7	Deposit Amount	50,000
8	Miscellaneous Charges	50,366
Total		2,97,519

For official verification or to track the application status, you can visit the Directorate of Town and Country Planning (DTCP) Tamil Nadu portal. The land-use conversion fee of Rs. 11,907/- has been paid into the Government Treasury Account (Head of Account: 021760800HA22709) vide Challan No. 20260103006232 dated 03.01.2026. Based on the above details, final approval is hereby granted for the layout located in the non-planned area of Markayankottai Village, Markayankottai Town Panchayat, at Survey Numbers 647/2A, 647/2C, 648/1, and 648/2A, covering a total area of 3573.00 sq.m. The Assistant Director of Town and Country Planning, Theni, has regularized this layout and assigned the number L.P/AD DTCP(TD) NO.SWP/159/2025. In accordance with the in-principle approval granted for 45 residential plots, this final approval is issued with the following conditions:
1. A permanent information board measuring 6 x 4 feet must be installed at the entrance of the layout, displaying the approved layout plan without any alterations for public view.
2. No compound wall or boundary wall should be constructed in a way that obstructs the flow or alignment

Executive officer

Signature valid
Signed by: Executive Officer
Location:Theni
Date:2026.01.05 12:03:48

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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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.