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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2061/2025/B2 **Date:** 6/10/26 6:12 PM

From:

Village Panchayat

Main road,
Thiruvalangadu (PO),
Kuthalam (T.K),
Mayiladuthurai District - 609 810.

To :

1. Mr. R.Anbazhagan, S/o. Rathinasamy,
No.23, Gnasambandar Colony, Pidari South Street,
Sirkali Town &Taluk, Mayiladuthurai District.
2. Mr. K.Govindharajan S/o. Krishnan, No.13C,
Bharathi Street, Union Office Backside, Cutchery Road,
Sirkali Town &Taluk,
Mayiladuthurai District.

Online Application Number: 49ULI5RO

Sir/ Madam,

Sub :

Residential Layout- District Town and Country Planning Office, Mayiladuthurai - The proposal for Residential Layout with an extent of 1.17 Acre or 4725.00 Sq.m. in Survey No.22/9B – Inam Thiruvalangadu Village and Thiruvalangadu panchayat – Kuthalam Panchayat Union – Kuthalam Taluk - Mayiladuthurai District- Final Approval issued - Reg.

Ref :

1. Applicant Mr.Anbazhagan and Mr.Govindarajan, Online Layout Application No. 49ULI5RO & 63883, Dated.30.03.2026.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. The The District Collector, Letter Roc.No.17370/2025/F3, Dated: 27.03.2026 (Wet Land Conversion NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Mayiladuthurai District Letter ROC No: 7IZDU3AH/60867/2026/TCP (Road pattern issued on dated: 11.03.2026)
6. Applicant Mr.Anbazhagan and Mr.Govindarajan, Online Layout Application No. 49ULI5RO & 63883, Gift deed document No: 1363/2026, Dated : 17.04.2026.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019

and G.O.16 Department of Municipal Administration and WaterSupply, Dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

Body:

The application seeking final approval for the proposed formation of Residential layout with an extent of 1.17 Acre or 4725.00 Sq.m. Survey No.22/9B – Inam Thiruvalangadu Village and Thiruvalangadu panchayat – Kuthalam Panchayat Union – Kuthalam Taluk - Mayiladuthurai District was processed as per the prevailing rules and after perusing the records, gift deeds vide reference 6th cited above, Planning permission vide reference 16th cited above and after conducting site inspection, the applicant was directed to pay the following fees by

Generating online demand

1.Layout Approval Fees - Rs.77250.00/- dt.09.06.2026

2.Layout Inspection Fees - Rs.23000.00/- dt.09.06.2026

On receipt of payment of Layout Approval Fees and Layout Inspection fee vide reference 18th cited above, The layout is Passed for Final Approval is issued in The Above Mentioned Layout and the Number is Assigned as 01/2026(Local body Final Approval Number).

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the

sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 60 cm x 120 cm permanent Display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Copy to:

1. The Assistant Director,
District Town and Country Planning,

Village

Signature valid

Signed by: Village Panchayat President
Location:Mayiladuthurai
Date:2026.06.10 18:12:14

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.