

RE

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Layout Application - Final Approval Letter



Roc No: 01/2025-26

Date: 6/14/25 12:45 PM

From:

Village Panchayat

Chithirampatti Panchayat office, Main road, Kovilpatti Taluk, Kuruvikulam Block, Tenkasi District

To :

1.Thiru M.Ramasamy,
1/235, Muthu Nagar,
Elayirampannai Road,
Palaya Appaneri, Kovilpatti Taluk,

Online Application Number:

WHH9SHAW

Sir/ Madam,

Sub :

Residential Layout - Office of Chithirampatti Panchayat –Kovilpatti Taluk –Kuruvikulam Panchayat Union – Chithirampatti Panchayat – Chithirampatti Village – S.F.No. 150/18A Site Extent of 1.17 Acres or 4740.00Sq.m.

Ref :

- 1.Applicant Thiru.M.Ramasamy - Online Application No. WHH9SHAW, Dated: 01.08.2023
- 2.District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 29.08.2023.
- 3.Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/4538/2023, Dated: 07.06.2023
- 4.Applicant Thiru.M.Ramasamy, Letter dated Gift deed (Local Body) document no. 8307/2023, dated: 08.09.2023 and Gift deed (TANGEDCO) document no.8308 /2023, dated:08.09.2023.
- 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 04.10.2023 (Requiring payment of Centage).

16.Applicant Thiru.M.Ramasamy, letter dated 16.10.2023 (Payment of Centage).

17.Applicant Thiru. M.Ramasamy Letter date 14.06.2025 (Payment of Inspection Fees & Layout Approval Fees Rs. 25000/- paid).

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Thoothukudi District, Kovilpatti Taluk, Kuruvikulam Panchayat Union, Chithirampatti Panchayat, Chithirampatti Village, S.F.No. 150/18A, Site Extent of 1.17 Acres or 4740.00Sq.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 29.08.2023. 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 08.09.2023. Reference with the cited no3. 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.92/2023. 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 18 th cited the Applicant paid inspection and Layout Approval Fees. As under Rule 9 concerned Applicant Paid the 3% Market Land Value as Land Conversation Charges (Chellan Number 20250614001806 Date 14.06.2025 Amount Rs.5000/-).

4. Basic amenities 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 amenities estimate cost shall to pay by the applicant.

Enclosure

Final Approval And Layout – 2 sets.

Village

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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



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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