

RE

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Layout Application - Final Approval Letter



Roc No: 1390/2026/b2

Date: 4/28/26 7:22 PM

From:

Village Panchayat

Kovil Venni

To :

Thiru R. PALANIVEL, S.LENIN C.GOBI AND P.SUBESH
No.3-130 Kudiyana Street,
Kovilvenni,
Thiruvarur District

Online Application Number:

J9RTY3VC

Sir/ Madam,

Sub :

Residential Layout – Needamangalam Block – Kovilvenni Panchayat & Village - The proposal for a residential layout with an extent of 8024.00Sq.m Revenue Survey No: 380A/3A1A1, 380A/5B. 380A/9A1, 380A/10, 380A/11A, 380A/12A, 380A/14A1 and 380b/9A Kovilvenni Village Panchayat, Needamangalam Panchayat Union – Needamangalam Taluk - Technical clearance issued by the Assistant Director - District Urban Planning (Plan Approval) Office, J9RTY3VC/60899/2026/TCP Dated: 21.04.2026 for forming a newly layout area named TPS NAGAR , forwarded for further action of final is given to the land division of Kovilvenni Panchayat Council Resolution No.66 Dated 12.02.2026 - - Regarding.

Ref :

1. Applicant R. PALANIVEL, S.LENIN C.GOBI AND P.SUBESH, No.3-130 Kudiyana Street, Kovilvenni , Needamangalam Taluk , Thiruvarur Dist Application Ref No: J9RTY3VC/60899/2026/TCP Dated: 21.04.2026
2. District Town and country planning Office, Thiruvarur District Letter No: No: J9RTY3VC/60899/2026/TCP Dated: 21.04.2026 (Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department,Dated: 04.05.2017
4. Applicant R. PALANIVEL, S.LENIN C.GOBI AND P.SUBESH, No.3-130 Kudiyana Street, Kovilvenni , Needamangalam Taluk , Thiruvarur Dist (Gift Deed Document no: 706/2026)
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.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.
8. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated:09.12.2020 and 16.07.2022
10. Needamangalam Panchayat Union Kovilvenni Village Panchayat Resolution Number: 66 /2026 Dated:12.02.2026
11. Local Body Demand Paid Date:28.04.2026

Body:

Thiruvarur District, Needamagnalm Panchayat Union, Kovilvenni Panchayat, and Village, The proposal for residential layout with an extent of 8024.00Sq.min Revenue Survey No. 380A/3A1A1, 380A/5B. 380A/9A1, 380A/10, 380A/11A, 380A/12A, 380A/14A1 and 380b/9A, as seen in view 2 by the Thiruvarur District Assistant Director Development Department Planning (Planning Permission) Officer, (J9RTY3VC/60899/2026/TCP) Dated: 21.04.2026 following the grant of Technical Permission for construction, in the detailed application at View 1. R. PALANIVEL, S.LENIN C.GOBI AND P.SUBESH, No.3-130 Kudiyaana Street, Kovilvenni , Needamangalam Taluk, Thiruvarur District has applied for a permission order from the relevant local body for the new plot constructed by them.

As per the above newly constructed plot of land, according to the Town and Country Planning Rules, Rule No. 3 dated 04.05.2017, the local body shall be charged development charges fund of Rs. 120186/- and plot charges fees Rs. 36,000/- Total Amount Rs. 156186/- are deposited to the SNA of Kovilvenni Panchayat dated: 12.02.2026 (Transaction ID No. 11000361370314) Receipt Number: 2026042860899.

Therefore, following the above study details, the final order is issued by the Special Officer / Block Development Officer (Village Panchayat) of Kovilvenni Panchayat to establish the New Plot of Land as per the approval of the Panchayat Council given in the 2026 meeting of Kkivilvenni Panchayat, Resolution No. 66/2026 Dated: 12.02.2026, as per the attached plot details, subject to the following conditions.

Conditions :

1. As mentioned above, infrastructure (roads, water facilities Construction of New OHT, parks, water channels for waste water disposal, electricity, poles, and street lighting facilities) shall be established for the new plot as per the urban planning rules and guidelines of the ordinance.
2. Further, following the above approval, the plot planners shall pay any additional fees payable to the government title and any arrears payable to other government agencies at their own risk
3. Any defects and mistakes found later in the documents and applications submitted by them, this permission will be cancelled without assigning any reason.
4. No change should be made in the layout plan approved by the Thiruvarur District Urban Development Assistant Director regarding the new plot division. The permission will be cancelled immediately if any incidents such as the creation of additional plots or encroachment of open space areas (OSR - Area) are found.
5. As per GOs, the following fees and charges are collected as Allotment Details of Approved
6. The Executive Officer/Panchayat President has full authority to cancel or suspend this permit order if this order is obtained on the basis of incorrect information or if the conditions stipulated in the land division permit are not complied with.

Village



Signature valid

Signed by: Village Panchayat President
Location: Tiruvarur
Date: 2026.04.28 19:22:31



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.

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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

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

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

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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