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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 225592/2026-27 **Date:** 7/18/26 3:32 PM

From:

Village Panchayat

THEVUR

To :

GOWTHAMAN VITTAL
RAMANUJAM
NO: 1/223, NORTH STREET, THEVUR,
NAGAPATTINAM,,,Thevur,Kilvelur,Nagapa
ttinam,611109

Online Application Number: O6A2E4ST

Sir/ Madam,

Sub :

Residential Layout - Office of the Nagapattinam District Town and Country Planning - Nagapattinam District – Kilvelur Taluk /
Panchayat Union – Thevur Village / Panchayat - S.F.No. 83/15B, 83/16A & 83/21, Site Extent of 0.91.01 Hectare (2.248 Acre)–Planning permission issued - forwarded for further action – Regarding.

Ref :

1. The Applicant's Thiru.V Gowthaman, Nagapattinam Application No. O6A2E4ST /2026, Dated:23.04.2026.
2. Assistant Director/Deputy Director (i/c), District Town and Country Planning Office Letter No: O6A2E4ST /2026/TCP,
Road Pattern Issued on dated: 06.05.2026.
3. Applicant's Thiru. M Sivaprakasam, Nagapattinam, Letter Gift deed (Local Body) document No. 1469/2026,
dated:13.05.2026
4. The Join director, Agricultural department Nagapattinam District, NOC letter no. E1/2834/2025, On:05.05.2026.
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.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.

Body:

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Nagapattinam
District, Kilvelur Taluk / Panchayat Union, Thevur Village / Panchayat, S.F.No. 83/15B, 83/16A & 83/21, Site Extent of 0.91.01
Hectare (2.248 Acre) In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout
has been issued by the Assistant Director/Deputy Director (i/c,) Nagapattinam District Town and Country Planning on
06.05.2026.
Further the applicant has submitted gift deed of road and road splay areas, PP-1, PP-2, reserved for public purpose by
handing over to the local body on 13.05.2026. 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/NAGAPATTINAM /
LAYOUT NO. 15/2026 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 proceedings to this office
immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to
update in Tamilnilam website special conditions.
Special Conditions
1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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.
With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of
earmarked road, area reserved for public purpose in favor of concerned local body.
2. 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% Market Land Value as Land conversation charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning
Department has not legally certified the title to the ownership by granting technical clearance and planning permission.
Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application
(lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of
the property to the applicant. Also, is any dispute arising over individual rights, they can settle it before the appropriate
competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Village

Signature valid

Signed by: Village Panchayat President
Location:Nagapattinam
Date:2026.07.18 15:32:33

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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