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# Layout Application - Final Approval Letter

Roc No: RMD/DTCP/ 2ZD4EPIH /2026/2026/TCP

**Date:** 6/20/26 11:49 AM

From:

Village Panchayat

Es.andakudi

To :

ANNAMMAL.A,
4th street,K.Pudur,
Alagarkoil road,
Madurai North Taluk,
Madurai,625007,

Online Application Number: 2ZD4EPIH

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning – Ramanathapuram District – Paramakudi Taluk –
Paramakudi Panchayat Union- S.Andakudi Village and Panchayat – S.F.No. 36/3C1,3C2,3D1,3D2,4C1A – Extent of 8174.65
Sq.m (or) 2.02 Acres - Technical Clearance issued- forwarded for further Final Approval action - Reg

Ref :

1.Applicant ANNAMMAL, Online application no. 2ZD4EPIH , dated: 18.02.2026,
2.District Town and country planning Office, Ramanathapuram, District Letter Online application No: 2ZD4EPIH,
Date.27.03.2026 (Road pattern issued)
3.The Joint Director, Agricultural Department, Ramanathapuram Agri Noc letter No.Thi Pa Pi 4/12023/2025, Date. 22.12.2025.
4.Block devlopment officer, Paramakudi Panchayat union, Road certificate No. Na.Ka.P4/43/2026 Dated : 10.02.2026
5.Thasildhar Letter Roc.No.Mu.Mu.P4/2430/2026 Dated: 20.03.2026
6. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
7. Applicant ANNAMMAL (Gift deed document no: 1659/2026 & 1660/2026, Dated:01.04.2026)
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

9. G.O.79, Housing and Urban Development(UD4(3)), Department, Dated: 04.05.2017.
10. G.O.53, Housing and Urban Development (UD4(3)), Department, Dated: 28.03.2025
11. 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.
12 G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
13. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
14. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
15. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022
17. Demand Raised Letter No: 2ZD4EPIH , Dated: 07.04.2026, (OSR Charges, Centage Charge, Sub division charges, Disply
board & Development Charge).
18.Applicant. ANNAMMAL , Paid Demand on. 07.04.2026, and 08.04.2026 (Anti TB association Fund paid on 06.04.2026 and
Flag day Fund paid on.06.04.2026 and Payment of Centage Charge & Development Charge and etc..paid on. 08.04.2026.
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2 Dated: 14.08.2021
Ref :
With reference to the 1st Cited letter, the applicant has requested for the approval of residential layout at Survey no:
36/3C1,3C2,3D1,3D2,4C1A , Site Extent of 2.02 Acres (or) 8174.65 sq.m , S.Andakudi village and Panchayat, Paramakudi Panchayat Union, Paramakudi Taluk, Ramanathapuram District. In the continuation, with reference to
the 2nd cited letter, road pattern for residential layout has been issued on 27.03.2026. Further the applicant ANNAMMAL , gifted the layout road, road splay, Open Space Reservation area and public purpose-LB areas and
Public purpose through the Gift deed to the local body on 01.04.2026, hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/RAMANATHAPURAM/LAYOUT NO: 13/2026 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 6 conditions to this office
immediately as per Condition no.9 (b).
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 receiving Maps and Proceeding orders
5.As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamil nilam website.
6.The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division
Special Conditions
1.a) With reference to the 8th, 9th cited and 10th cited letter, 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 applicant after collecting the necessary fees the final layout sketch, permit of planning authority
along with approval of Local Body shall be issued to the applicant(s) 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
2.With reference to the 12th cited and 13th cited letter, the concern local body must issue

the final approval After transfer of
earmarked road, park areas S.F.No sub-division in favor concern local body.
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.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fees :Rs. 12269.00 Date-18.02.2026
Display Board Charges : Rs. 1500.00 Date:08.04.2026
Centage Fee : Rs. 17400.00 Date:08.04.2026
Sub Division Charges : Rs. 23200.00 Date:08.04.2026
Development Charge : Rs. 12262.50 Date: 08.04.2026
OSR charge : Rs. 34901.00 Date: 07.04.2026
5.As per G.O.53, Housing and Urban Development (UD491), Department, dated: 28.03.2025 in-case of non-planned area rule 3 it
has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9
concerned local body should collect the 3% Guide line 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)
6.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, if anyone else dispute arises individual rights over it, 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.
LAYOUT CONDITIONS
1.Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the
Layout Plan approved by the Town and Country Planning department shall not be done
without the prior approval of the District Town and Country Planning department.
2.The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout
Plan.
3.No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot
before conforms to the above two conditions.
4.The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only in those places where the change is plot land use is
requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body
only after obtaining the prior concurrence of the town and country department.
5.If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of the
road or as shown on the approved Layout Plan.
6.The low laying part of the layout area should be raised to street level
7.On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from
boundary and not more than 9.00 meters in length, of the road.
8.The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing
any buildings in the plots, the applicant should be obtained necessary permission from the

Town and Country Planning department or the Local Body Office concerned.
9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of
certificate / Acknowledgement (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 displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number
and date 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 layout has been approved where there is no actual title to the land.
12.If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect
or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country
Planning department without any prior notice.
13.A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be
compulsorily provided to the purchasers while the plots are sold.
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 2.02 Acres (or) 8174.65 Sq.m
No. of Plots : 40 Nos
OSR Area : 581.23 Sqm (10.0%) OSR area equivalent guideline amount paid by applicant
Gifted to Local Body
Layout Road : 2362.28 Sq.m
Public Purpose-LB : 43.89 Sq.m (0.75 %)
Gifted to TANGEDCO
TANGEDCO Purpose-EB : 43.89 Sq.m (0.75 %)
Enclosure
Layout Original Map and Condition Gift deed document no. 1659/2026 & 1660/2026, Dated: 01.04.2026

Body:

This Layout Approval Has Been Forward To Final Approval Action Reg, District Town and Country Planning Office Letter no;RMD/DTCP/ 2ZD4EPIH /2026/2026/TCP, Dated;09-04-2026, Ramanathapuram District Paramakudi Panchayat Union,S.Andakudi Panchayat S.F.No. 36/3C1,3C2,3D1,3D2,4C1A Extend of 8174.65 Sqmtr (2.02 Acres) Land Valution Fees Rs,12000, Each Plot Rs,1000 Plot 40*1000=Rs,40000 Inspection Fees Rs,1000 Paid To S,Andakudi Village Panchayat Through Online BPA,
So,This Final Approval Has been Verified and E sign By Local Body Village Panchayat S.Andakudi Special Officer Final approval is Approved.

**Village**

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

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# 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.