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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 85/2025 **Date:** 10/9/25 6:16 PM

From:

Village Panchayat

Katchanam

To :

MURUGANANDAM and ALAGAR RAJ

Online Application Number: KV7BKI8G

Sir/ Madam,

Sub :

Residential Layout- Thiruthuraipoondi Block - Katchanam Panchayat & Village - The Proposal for Residential Layout with an extent of 28933.00 Sq.m Revenue Survey No:38/1B,41/2B,42/3B,63/1A and 41/3A4 at Katchanam Village Panchayat, Thiruthuraipoondi Panchayat Union – Thiruthuraipoondi Taluk - Technical Clearance issued by the Assistant Director - District Urban Planning (Plan Approval) Office, L.P /TVR DTCP No. 35758/2024 /2024/TCP Dated:10/10/2025 for to be form a Newly layout Named as Katchanam Township forwarded for further action of final Order - Regarding.

Ref :

1. Applicant Thiru.R.Muruganandham and Thiru R.Azhgar Raj, Kodiyalathur, Nagapattinam Application Ref

No: KV7BKI8G (35758/2024 /TVR)

Dated: 07.10.2024

2. District Town and country planning Office, Thiruvarur District Letter No: No: KV7BKI8G (35758/2024

6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
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
Water Supply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017. Go(Ms) No.79 Housing and Urban Development Department Dated:04.05.2017.

1. Thiruthuraipoondi Panchayat Union Katchanam Village Panchayat Resolution Number: 85 Dated:08.10.2025
2. Local Body Demand Paid Date:07.10.2025

Body:

Thiruvarur District, Thiruthuraipoondi Panchayat Union, Katchanam Panchayat and Village, The Proposal for Residential Layout with an extent of 28933.00 Sq.m in Revenue Survey No. 38/1B,41/2B,42/3B,63/1A and 41/3A4 , as seen in view 2 by the Thiruvarur District Assistant Direct development Department Planning (Planning Permission)Officer, 35758/2024 /2024/TCP Date:10/10/2025 following the grant of technical permission to construction, in the detailed application at view 1 Thiru.R.Muruganandham and Thiru R.Azhgar Raj, Kodiyalathur, Nagapattinam have applied for permission order from the relevant local body for the new plot constructed by them.

Regarding the above query. the following species have been verified on perusal of the provided by the individual. (Tamil State Wide Single Portal) website.

1. Following the prior approval of the District Collector regarding the plot to be constructed by a private person , the technical approval granted by the Assistant Director of Urban Planning, Thiruvarur District vide Government Order (Status) No.138 Housing and Urban Development (Nov.4(3) Department Date:04.05.2017 and Government Order (Status) No.16 Municipalities Administration and Drinking Water Supply Department Date: 24.01.2020 Government Order No.141 Housing and Urban Development Department Date: 23.09.2020 and Government Order No.181 Housing and Urban Development Department Date:09.12.2020 Subject to the guidelines and conditions given in the new Layout ROC No. 35758/2024 /2024/TCP -has been Technical sanction Issued.

2. Following the above technical approval, in order to obtain the permission order for the new plot of land of the private local body, the open space area (OSR-Open Source Reserve) in this plot has been donated to

1. Mentioned above, infrastructure (Roads, Water facilities, parks, water channels for waste water disposal, electricity, poles and street lighting facilities) short be established for the new plot as per the urban planning rules and guidelines of the Ordinance.
2. Further to the above approval, the plot planners shall pay any additional fees payable to the government title and any arrears payable to others government agencies at their own risk.
3. Any defects and mistakes are 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 Tiruvarur District Urban Development Assistant Director regarding the new plot division. The permission will be cancelled immediately if any incidents like creation of additional plots, encroachment of open space areas (OSR - Area) are found.
5. As per GOs the following fees and charges are collected as Allotement Details of Approved

LAYOUT PLAN.
Site Extent = 28933 Sq.m
No.of Plot =134 Nos
(Plot Nos - 1 to 134)
Gifted Over to Local Body
1. Layout Road Area : 7105.65 Sqm
2.Park Area: 2197.90 Sqm
3. Local Body Purpose : 113.30 Sqm
Gifted Over to TANGEDCO
TANGEDCO Purpose : 114.70 Sqm

Enclose: Approved Layout Plan

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2025.10.09 18:16:36

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.