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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 11/22/25 11:37 AM

From:

Village Panchayat

Sivalarkulam

To :

Thiru. S. Karthikeyan
S/O, subramanian
11/32 Kamaraj Nagar - Alangulam
Tenkasi (Dist),Pin Code: 627851

Online Application Number: N3E2GGDY

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - HACA - Tenkasi District –Alangulam Union/Sivalarkulam Panchayat - Non Planning Area Sivalarkulam Village - S.F.No. 952/1A2A - Site Extent of 5100 sq. m (1.26 Acre) - Technical clearance issued - forwarded for further action - Reg..

Ref :

Online Application Number: N3E2GGDY/2025/TCP/27.05.2025

Body:

Ref :

6. G.O.79, Housing and Urban Development Department, Dated: 4.05.2017
7. G.O.18, Municipal Administration and Water Supply Department Dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113/ Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13. Demand payment Request online Application No. N3E2GGDY/2025/TCP, Dated: 06.05.2025 (requiring payment of Centage Fee ,OSR Guideline Value Fees and Flag Day Fund).
14. Applicant Thiru. S. Karthikeyan, Online Application No. N3E2GGDY/2025/TCP, Dated: 04.02.2025.(Payment of OSR Guidline Value Fees).
15. Applicant Thiru. S. Karthikeyan, Online Application No. N3E2GGDY/2025/TCP, Dated: 26.05.2025.(Payment of Centage Fee and Flag Day Fund)
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. NOC from the Deputy Director, Department of Geology and Mining, Tenkasi District, Letter No.M1/283/2025, Dated:25.07.2025.
18. NOC from the District Forest Officer and Wildlife Warden, Tirunelveli District, C.No. 9838/2024/D1, Dated:08.01.2025.
19. NOC from the Revenue Divisional Officer, Sankarankoil, Letter No. MUU.Mu. A1/09/2025, Dated: 22.01.2025.
20. NOC from the Joint Director, Agricultural Department,Tenkasi District, Letter No. Ni4/947/2025, Dated.19.02.2025.
21. G.O.53, Housing and Urban Development Department Dated.28.03.2025.

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Alangulam Union, Sivalarkulam Village Panchayat, and Approving to an extend of 5100.00 sq.m (1.26 acres) in the Land Bearing Survey No: 952/1A2A from 1 to 31 Residential Layout, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP/DTCP/TENKASI/LAYOUT APPROVAL No 25/2025 subject to special condition and technical clearance and local authority.
2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission),Tenkasi District,The Approved Layout Map for the Residential Layout and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Sivlarkulam Village Panchayat with the document No : 3356/2025, Dated: 21.05.2025 Registered at the Alangulam sub–Register Office.
3. Layout Approval Fee Rs.5,000/- Payment Transaction ID : 11000281777194. Dated: 16.06.2025.
4. Layout Scrutiny fee (31 Plots) – Rs.111642/- Payment Transaction ID: 11000284892722. Dated: 04.07.2025.
5. Therefore, Subject to Specific Conditions, Tenkasi district, Alangulam panchayat Union, Sivalarkulam Village Panchayat, extent of 5100.00 sq.m in the land bearing Survey No: 952/1A2A from 1 to 31 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.
6. Country Planning Department ROC No : N3E2GGDY/2025/TCP, Dated: 06.05.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above – mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO : 25/2025. Planning Permission For This Layout Sivalarkulam. All the special conditions mentioned must be strictly followed.
7. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.
8. The applicant Shall be bound by any changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
9. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

10. Construction of high voltage/ low voltage power line for plots to the plots to be sold by applicant through the reserved area of public or open space handed over to local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

11. When the appeal is decided, it is considered that the amount is missing in the panchayat audit and the amount considered as deficiency in the audit should be paid by the Applicant.

Allotment Details of Approved Layout Plan: Site Extent: 5100.00 Sq.m (1.26 Acres) No.Of.Plots : 31

Gifted over to Local Body Gift Deed Document: No.3356/2025, Dated.:- 21.05.2025. Layout Road & Splay Extent: 1777.65 Aq.Mt

Public Purpose: 21.37 Sq.m (0.64%)

A. TANGEDCO Purpose: 2.38 Sq.m (0.64%)

B. OSR Amount Paid Rs . 23511/ dt 04.02.2025

To,
Thiru. S. Karthikeyan
S/O, subramanian
11/32 Kamaraj Nagar - Alangulam
Tenkasi (Dist),Pin Code: 627851

Copy to

1. Tenkasi District, Joint Director /Deputy Director /Assistant Director, District Town and Country Planning Department, Tenkasi .
2. Alangulam Sub Register, Alangulam Office, Tenkasi District,
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi
4. The Assistant Director, Department land Survey and Records, Tenkasi District.

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

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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