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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 153/2026/A2 **Date:** 8/5/26 11:44 AM

From:

Executive officer

26,Bus Stand Road,Keeranur,Kulathur(Tk),Pudukottai(Dt),622 502

To :

Mr. T. Karthikeyan, S/o Thangaraj, No. 83/A, Bharathipuram, Thiruverumbur, Trichy.

Online Application Number: AKL3BYJ9

Sir/ Madam,

Sub :

Approval of residential layout – Pudukkottai District – Residential layout developed over an extent of 1.38 acres in Survey Nos. 296/1A, 298/1, 300/4A2, and 300/4A1A within the limits of Keeranur Selection Grade Town Panchayat – Technical sanction granted – Regarding the order for regularization and grant of final approval.

Ref :

1. G.O. No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019.
2. G.O. No. 141, Housing and Urban Development Department, dated 16.07.2022.
3. Document Registration No. 1782/2026 at the Sub-Registrar Office, Kulathur, dated 10.03.2026.
4. Technical approval granted by the Deputy Director of Town and Country Planning, Pudukkottai, for the layout plan (SWP/LP/D.DTCP(PD)No:45/2026), dated 14.03.2026.
5. Communication from the Deputy Director of Town and Country Planning, Pudukkottai District (Ref. No. AKL3BYJ9/2026/TCP), dated 14.03.2026.
6. Certificate from the Junior Engineer, Keeranur Town Panchayat, dated 21.07.2026.
7. Fee of Rs. 35,801/- paid via the SWP DTCP website (Receipt No. 2026072861674, dated 28.07.2026) and fee of Rs. 1,38,000/- paid at the Keeranur Town Panchayat office (Challan No. 302/2026-27, dated 28.07.2026).
8. Resolution No. 477/2026 passed at the ordinary meeting of the Keeranur Selection Grade Town Panchayat Council, dated 31.07.2026.
9. Related documents.

Body:

Order: -

Based on the guidelines set forth in the Government Orders cited in References 1 and 2, and in accordance with the proceedings of the Assistant Director of Town and Country Planning, Pudukkottai (Reference 5), technical approval is hereby granted for the residential layout established on a land area of 1.38 acres—comprising Survey Nos. 296/1A, 298/1, 300/4A2, and 300/4A1A within the Keeranur Selection Grade Town Panchayat—as detailed below:

1) Total area of the layout: 1.38 acres

2) Total number of plots in the layout: 26

3) Number of plots sold: -

4) Number of unsold plots: 26

5) Total area of unsold plots: 5600.00 sq. m

6) Proposed roads and corners/splays: 2070.01 sq. m

7) Plot area (saleable area) : 3529.99 sq. m

8) Reservation for Local Body : 23.00 sq. m

9) TNEB (Transformer Yard): 24.30 sq. m

Furthermore, the areas designated for proposed roads and corners/splays, the reservation for the Local Body, and the Transformer Yard for the Tamil Nadu Generation and Distribution Corporation (TANGEDCO) have been registered in the name of the Executive Officer, Keeranur Town Panchayat, at the Sub-Registrar Office, Kulathur, as per Reference 3. Additionally, the lands reserved for the Local Body have been surveyed, and a report has been submitted by the Junior Engineer (Reference 6).

A fee of Rs. 1,73,801/- has been paid for the regularization of the plots in the aforementioned residential layout, in accordance with the details provided in Reference 7. Therefore, based on the guidelines stipulated in the Government Order, the technical approval issued by the Assistant Director of Town and Country Planning (Pudukkottai), and the conditions laid down for the layout, final approval and regularization are hereby granted for the residential layout established on a 1.38-acre land area comprising Survey Nos. 296/1A, 298/1, 300/4A2, and 300/4A1A within this Town Panchayat, pursuant to the resolution passed by the Town Panchayat Council (as cited in Reference 8).

Details of plots currently granted final approval:

Survey Numbers:296/1A, 298/1, 300/4A2 and 300/4A1A

Unsold Plot Numbers:1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26

12. Adherence to the guidelines and procedures stipulated in the letters issued by the Commissioner of Town and Country Planning, Chennai, and the Deputy Director of Town and Country Planning, Pudukkottai, is required.

13. The responsibility for the proper maintenance of basic amenities—such as roads and stormwater drainage facilities created by the applicant—rests with the layout applicant/owner for a period of five years or until 60% of the plots are developed, whichever duration is longer.

14. If the layout applicant/owner fails to carry out maintenance work during the maintenance period, the said work will be executed by the local body, and the cost will be recovered from the deposit amount collected from the applicant. The balance deposit amount may be refunded after a due inspection following the completion of the maintenance period.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Pudukkottai
Date:2026.08.05 11:44:16

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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