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# Layout Application - Final Approval Letter

Roc No: 02/2025-2026

Date: 5/27/25 11:31 AM

From:

Village Panchayat

Kalappakulam

To :

1.Thiru.A.Subramanian and 2.Thiru.A.Rajendran,
No.19, Puthumanai 4th street,
Sankarankovil,

Online Application Number: OX208246

Online Application Number: OX208246

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning office – Tenkasi District, Sankarankovil Taluk, Sankarankovil panchayat union – Kalappakulam Panchayat – Survey No : 36/2C1 – extend of 7018.00 sq.mt.(1.7342 acres) Residential Plots – Final Approval issued by The President Kalappakulam Village Panchayat (Planning Permission) – Reg.

Ref :

1. Applicant, 1.Thiru.A.Subramanian and 2.Thiru.A.Rajendran, Application Ref No: OX208246, Dated: 21.03.2025.
2. District Town and Country Planning office, Tenkalsi District Letter No: OX208246/2025/TCP (Road Pattern Issued on dated 24.04.2025).
3. G.O (MS) No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
4, NOC From the Joint Director, Agriculture Department, Tenkasi District Letter No: Ni4/948/2025. Dated : 21.02.2025.
5. NOC From the Thasildar, Sankarankovil. Letter No: REVSKL/2992/2024/A1, Dated: 29.01.2025.
6. Circular from the Director of Town and Country planning, Letter Roc No: OX208246/2025/TCP, Dated : 08.05.2025.
7. Applicant: 1.Thiru.A.Subramanian and 2.Thiru.A.Rajendran, Application Ref No : OX208246, Dated : 21.03.2025. (Gift deed document No : 1232/2025, Dated : 30.04.2025. (LOCAL BODY) & (TANGEDCO).
8. G.O. 138, Housing and Urban Development Department, Dated: 04.06.2004.
9. 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.

10. G.O. 141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O. 181, and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. G.O.53, Housing and Urban Development Department Dated.28.03.2025.
13. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, Dated: 08.09.2017
15. Circular from the Director of Town and Country planning, ROC No. OX208246 /2025/TCP, Dated: 08.05.2025.
16. Dement Payment request Online application No. OX208246, dated:03.05.2025 (requiring payment of OSR Fees and centage fee).
17. Applicant 1.Thiru.A.Subramanian and 2.Thiru.A.Rajendran, Application Ref No: OX208246, Dated: 21.03.2025.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Sankarankovil Union, Kalappakulam Village Panchayat, and Approving to an extend of 7018.00 sq.m in the Land Bearing Survey No: 36/2C1,from 1 to 35 Residential Plots and Layouts, 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. SWP/20/2025, 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 plots 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 Kalappakulam Village Panchayat with the document No : 1232/2025, Dated: 30.04.2025 Registered at the Sankarankovil sub–Register Office.
3. According to the ordinance in Reference 12, 3% market value fee for Residential layout plot Rs5,26,350 /- .
4. Layout Approval fee Rs.16,000/- Payment Transaction ID:
5. Layout plot fee (from 1 to 35plots) – Rs.35,000/- Payment Transaction ID: ac2a67e9-32e6-4c3e-a575-c9251ea8fe5f, Dated: 26.05.2025.
6. Layout Inspection fee RS.1000/- Payment Transaction ID:ac2a67e9-32e6-4c3e-a575-c9251ea8fe5f, Dated: 26.05.2025.
7. Labour Fund charges sq.mt.Rs.4, Rs.301138/-Payment Transaction ID:ac2a67e9-32e6-4c3e-a575-c9251ea8fe5f, Dated: 26.05.2025.

Therefore, Subject to Specific Conditions, Tenkasi district, Sankarankovil panchayat Union, Kalappakulam Village Panchayat, extent of 7018.00 sq.m, in the land bearing Survey No: 36/2C1, from 1 to 35 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.

Conditions:

1. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: OX208246, dated: 21.03.2025 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: 20/2025. Planning Permission No: 02/2025-2026, All the special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.
3. 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.
4. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
5. 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.

President,
Kalappakulam Village
Panchayat.

To,
1. Applicant, 1.Thiru.A.Subramanian and 2.Thiru.A.Rajendran, No.19, Puthumanai 4th street, Sankarankovil,Tenkasi District – 627 756. Copy to,
2. Tenkasi District, Joint Director/ Deputy Director/ Assistant Director, District Town and Country Planning Department, Tenkasi .
3. Sankarankovil Sub Register, Tenkasi District,
4. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi .
5. The Assistant Director, Department land Survey and Records, Tenkasi District.
6. Block Development Officer (VP) , Sankarankovil Panchayat Union , Kalappakulam Village Panchayat, Tenkasi District.
7. Panchayat Secretary, Kalappakulam panchayat office, Sankarankovil panchayat union.Kalappakulam Panchayat Resolution copy on 26.05.2025 in the month of MAY, MONDAY at 10.00 am the ordinary meeting of Kalappakulam panchayat member was held in the panchayat office. Details if the action taken in the meeting at that time are as follows Chairman Tmt. Sivasangari V, Panchayat President and ward members including the panchayat president. Tenkasi District, Joint Director, / Deputy Director/ Assistant Director, District Town and Country Planning Department ROC No: OX208246, Dated: 21.03.2025. and Residential Layout Technical Clearance / Concurrence / Planning permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/ DTCP / TENKASI / LAYOUT NO: 20/2025 and Planning Permission NO: 20/2025 Seeking Approval of the Council to grant approval subject to specified conditions. ROC No. 02/2025 - 2026 is Granted unanimously.

Kalappakulam Village
Panchayat,

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.