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Layout Application - Final Approval Letter

Roc No: 01/2026-2027 **Date:** 7/13/26 6:57 PM

From:

Village Panchayat

Kuthukalvalasai

To :

RAMAIAH S AND TWO OTHERS

Online Application Number: 4PIH12MB

Sir/ Madam,

Sub :

1) Applicant Thiru.Ramaiah and 2othres Online application No 4PIH12MB /2026 Dated: 22.01.2026 Residential Layout –DTCP -Office of the Director of town and Country planning- Tenkasi District - Tenkasi Taluk - Kuthukalvalasai
Panhayat/village -S.F.Nos 869/4A1A and 869/4A2 -extent of 2250.00 sqm (55.59 Cents) -Technical clearance issued - forwarded
for further action - Reg.

Ref :

1) Applicant Thiru.Ramaiah and 2othres Online application No 4PIH12MB /2026 Dated: 22.01.2026
2) District Town and Country Planning Office, Tenkasi District Letter No. 4PIH12MB /2026/TDTCP (Road pattern issued on dated:
05.03.2026).
3) Joint Director, Agri department, Tenkasi NOC letter No . Ni4/788/2026, Date: 17.02.2026
4) Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5) Applicant Thiru.Ramaiah and 2othres Gift deed document No.1035/2026,Date-10.03.2026.
6) G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8) G.O.18, Department of Municipal Administration and WaterSupply,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, Housing and Urban Development Department, Dated: 09.12.2020
11) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13) Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
14) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st cited letter, the applicant has requested approval for a residential layout in Tenkasi District, Tenkasi
Taluk, Kuthukalvalasai Panhayat/village, S.F.Nos 869/4A1A and 869/4A2 with an extent of 2250.00 sqm (55.59 Cents).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant
Director on 05.03.2026. Further the applicant Thiru.Ramaiah and 2othres has executed a gift deed and the road (including splay),and Public purpose has been handed over to the local body through Gift deed doc no. 1035/2026,Date-10.03.2026.Hence, this residential layout has been approved with below conditions.

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas roads and parks in the proposed layout. As per reference (4 & 5)th
cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.
2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.
3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.
4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

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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