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Layout Application - Final Approval Letter

Roc No: 4140/2025/B1 **Date:** 3/25/26 2:32 PM

From:

Village Panchayat

NALLUTHUKUDI

To :

Mr. M Riyaz Ahamed Ali
No.95/96, John Selvaraj Nagar,
Kumbakonam - 612001

Online Application Number: K3NSGUZ1

Sir/ Madam,

Sub :

Residential Layout –Mayiladuthurai Block - The proposal for Residential Layout with an extent of 36138.00 Sq.m in S.F.No: 91/2,3,5,6,7,8,10B,10C1,10C2, 111/1,3,4A,4B1,4B2B – Nalluthukudi Panchayat and Village – Mayiladuthurai Panchayat Union – Final Approval issued - forwarded for further action - Reg.

Ref :

1.Government Order No.71 R.D. Department Date: 16.06.2003
2.Assistant Director of Town and Country Planning's ROC No: K3NSGUZ1/2025/2025/TCP Date: 13.08.2025
3.District Collector Mayiladuthurai RC No: 1283/2025/A8(Ad(pts)), dated: 26.05.2025
4.Director, Panchayat Raj and Rural Development , Panagal Maligai, Chennai Dated: 10.01.2025
5.Director of Town and Country Planning's Circular No.4367/2019/TCP2, Date:13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
6. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. Director of Town and Country Planning's Circular No. 19799/2020, Dated 24.12.2020.
8. Applicant M RIYAZ AHAMED ALI, Application Reference No.: K3NSGUZ1 (F.No. 79930) Gift Deed/Gift Settlement Document No: 2588/2024, Date: 25.07.2025.
9. G.O.138, Housing and Urban Development Department, Date: 04.06.2004.
10. G.O.18, Municipal Administration and Drinking Water Supply Department, Date: 04.02.2019 and G.O.16 Municipal Administration and Drinking Water Supply Department, Date: 31.01.2020.
11. G.O.141, Housing and Urban Development Department, Date: 23.09.2020.

12. G.O.181 and 141, Housing and Urban Development Department, dated: 09.12.2020 and 16.07.2022.
13. Government Letter No.19113/Nov4 (3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
14. Circular of the Commissioner of Town and Country Planning, Letter No. 13686/2017/LA1, dated: 08.09.2017.
15. Circular of the Director of Town and Country Planning, N.K.No.:No.320/2022/TCP3, dated: 07.01.2022.
16. Applicant M RIYAZ AHAMED ALI Application Reference No.: K3NSGUZ1 Dated 03.2026 (Layout Approval Fee, Inspection Fee)
17. Affidavit of the applicant M RIYAZ AHAMED ALI Dated: 18.03.2025
18. Other relevant documents

Body:

Order:

As per the Government Order in Exhibit 1 and the letter of the Assistant Director of Urban Planning in Exhibit 2, the roads have been Gift Deed/Gift Settlement to the Panchayat for a residential plot of land measuring 36138 Sq.m. in Nalluthukudi Panchayat S.F No. 91/2,3,5,6, 7,8,10B,10C1,10C2,111/1,3,4A,4B1,4B2B in Mayiladuthurai District as per the petitioner's letter in Exhibit 8. The area of the land for sale is 241176.18sq ft at the rate of Rs. 1.5/- and the amount is Rs. 3,61,765/- (Rupees Three Lakhs Sixty One Thousand Seven Hundred and Sixty Five Only) in the relevant government account. Further, a Inspection fee of Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) has been paid for (184 plots + petitioner's use plot 1) 185 Plots and a copy of the receipt has been received. Therefore, the residential plots (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, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184 and the petitioner's use plot 1) located in Nalluthukudi Panchayat Village Survey No. 91/2,3,5,6, 7,8,10B,10C1,10C2,111/1,3,4A,4B1,4B2B in an area of 36138 sq.m. are ordered to be approved subject to the following conditions.

Layout conditions

1. a) The plots and streets shall be approved and the boundary stones shall be defined as per the map numbered District Town and Country Planner Ref No. SWP/L.P/DTCP/Ma.Ma. No: 18/2025 All the streets coming within the plot shall be laid out with gravel stones as per the rules made under Panchayat Building Rules 3(5) to the level and width as determined by the Executive Authority.

b) In addition, the applicant shall provide the necessary bridges, sewerage drainage cleaning facilities, street lighting facilities as per the opinion of the Executive Authority. In case of failure to comply with the undertaking given by the applicant to remove the overhead water tank, drainage facilities, and the electric pole in the middle of the road, the drawing approval given to the plot shall be cancelled without any prior notice.

e) No change in the dimensions of the plot, the arrangement of roads, the dimensions, the general allotment sizes and further subdivision of the plot shall be made without the prior approval of the Town and Country Planning Department for any reason whatsoever.

d) The applicant/owner of the plot shall properly construct the roads proposed in the approved plot or shall pay the appropriate fee and register them in the appropriate form with the concerned Panchayat Council and hand them over as a donation in the name of the Special Officer to maintain them as public roads.

e) The signature of the petitioner shall be obtained on the deed to receive the subdivision fee for defining the above roads as public roads during the survey period.

2. The splays of the plots located at the intersection of two roads shall be laid out in accordance with the approved plan

3. No plot shall be sold, leased, transferred in any other way or any building constructed on any plot before the above two conditions are fulfilled.

4. Except for plots selected for public purposes, any plot shown on the approved plan shall be used only for the construction of residential houses. This shall not be used for the construction of shops, warehouses and non-residential buildings. All plots selected for public facilities shall be used only for the uses indicated in the approved plans. Those plots shall be subdivided in the land survey documents for the allocated use

5. In the case of a plot located within the expansion development plan area, only a single dwelling shall be shown in a separate residential plot as per the plan rules. Only houses

connected on one side shall be constructed on the plot where houses are permitted to be connected on one side. In contrast, no plot shall be used in a manner that would alter the approved size or layout of individual plots at any time.

6. Building limits shall be set for streets shown on the approved plan as shown on the plan. A building limit of 7 m (23 ft) should be left for a road within the plot, 3.0 m (10 ft) for a road between 1.5 m (5 ft) and 9 m (30 ft) wide, 3 m (10 ft) for roads above 12 m (40 ft) and below 15 m (50 ft) wide, 4.5 m (15'0") feet for roads above 15 m (50 ft) wide and below 21 m (70 ft) wide, and 6.0 m (20 ft) for roads above 21 m (70 ft) and above 24 m (80 ft) wide. According to the Panchayat Building Rules, no building other than a perimeter wall or fence not exceeding 1.8 m (6 ft) from the high level of the street shall be allowed on the land within the plot boundary and building limit, and according to the District Municipalities Building Rules, no building other than a perimeter wall or fence shall be allowed. No wall shall be constructed.

7. There shall be an open space of at least 3 m between the rear boundary of each plot and the building extending over the entire width of the plot. In this rear open space, a well, toilet, manure pit, cattle shed, car park, shed, etc. or similar residential or ancillary buildings may be constructed but the total length of the buildings shall not exceed one-third of the length of the rear boundary and the height of the buildings shall not exceed 3 m/ 3.75 m from the ground level at the rear of the plot.

8. In the case of a plot falling within a development area, no building shall be constructed exceeding 50 or 67 percent of the area of the plot as per the plan rules. The open space left over from the building shall be maintained as a garden, open courtyard or for personal use.

9. The hollow area in the plot shall be raised to the street level.

10. Footing (Foundation) No more than necessary to level the ground, correct landslides, or dig up soil from the land to create ditches or holes.

11. Shade trees shall be planted 9 meters apart on all streets more than 9 meters wide.

12. The petitioner should obtain the approval of the Nalluthukudi Panchayat Special Officer/Block Development Officer (BDO) regarding the land division. Before constructing buildings on the land in the land division, permission should be obtained from the Panchayat for each building.

13. The land allotted for the shop or shops in the land division should be subdivided as shown in the map. The lands should be used only for their intended use.

14. The land/s allotted for temple, church, mosque should be subdivided as shown in the map. These should be used only for their intended use.

15. The lands allotted for parks, children's playgrounds, open spaces, etc. should be subdivided at the Taluk Office and handed over as a donation to the local government.

16. If a low voltage/high voltage power line/telegraph line passes through the plot, the line should be shifted to the edge of the road or as shown on the approved plot plan.

17. The owners of the plot should enter into an agreement in writing with the Special Officer/Block Development Officer (BDO) to be subject to the above conditions. The plot conditions should be registered with the relevant Sub-Registrar’s office. The plots should be sold or leased only subject to the above conditions. The above conditions should be included as part of the sale deed to bind the seller and the buyer of the plots.

18. a) Since only Technical Approval has been given to the above plot by the Town and Country Planning Department, any dispute regarding the land title to the plot can be resolved in the appropriate court. The local body does not have the authority to decide this.

b) If the plot is located in an area where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, the details of the approval given to the plot should be communicated to the relevant Ceiling Act Officer.

c) After considering whether the plot location has been declared under Section 4(1) of the Land Acquisition Act, 1984, and after the Chairman is satisfied that the provisions of the Land Ceiling Act, 1978 and the Land Reforms Act, 1961 have been fulfilled, the plot is notified for approval and approval in the Panchayat.

d) When the above plot is approved by the local government, a copy of the approval administrative officer's action should be sent to this office.

E) Further, the approval of the land division should be given by the Special Officer / Block Development Officer only after he is satisfied that no Land Plan Schedule has been received for consideration in relation to the land acquisition as per the above Acts.

19. Once the petitioner has obtained the approval of the map from the Special Officer/Block Development Officer, Nalluthukudi Panchayat, Mayiladuthurai Panchayat Union, the land division should be announced through a notice board at the place where the approval was obtained, clearly mentioning the number of the resolution of the council approved by the land division, the date and the date of agreement between the council and the petitioner.

20. If the area of the Tamil Nadu Housing Development Land Division plot is less than 110 square meters, only the building rules will apply.

21. The land ownership of the areas allocated as land bank should be transferred to the Tamil Nadu Slum Conversion Board as per Government Order No. 139, Housing and Urban Development Department, Dated 14.09.1970.

22. The land title is considered as per the land title documents submitted by the petitioner. Therefore, no right can be claimed for the reason that the plot has been approved for a place where there is no land title.
23. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may be affected by the granting of technical approval for the plot, the technical approval granted to the plot will be cancelled by the Special Officer without any prior notice.
24. The plot plan for which technical approval is granted by this office should be drawn and displayed on a concrete board of not less than 6 feet X 4 feet at the relevant place for public viewing.
25. A copy of the plot plan should be provided to every petitioner who purchases the plots for which the approval is granted.
26. EWS plots (Plot Numbers: 93-126, 147-153, 156-160) are plots allotted to the economically weaker sections. These plots should not be consolidated or converted.

Village

Signature valid

Signed by: Village Panchayat President
Location:Mayiladuthurai
Date:2026.03.25 14:32:07

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.