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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025-26 **Date:** 12/6/25 4:05 PM

From:

Village Panchayat

Umaiyathalaivanpatty

To :

Thiru K.Nagarajan and Three Members,
D.No.15/86, Agraharam Street,
Thiruvengadam,
Tenkasi District – 627 719.

Online Application Number: 1HG63JUC

Sir/ Madam,

Sub :

Residential Layout - Office of Tenkasi District - Thiruvengadam Taluk - Kuruvikulam Panchayat Union – Umaiyathalaivanpatti Panchayat - Vellakulam Village - S.F.No.1A/2A1,1A/2A2B, 1A/3A, 2A/2A,2A/4C, 2A/4D1B, 2A/4D2B - extent of 3192.00 Sq.m (0.79 Acres)

Ref :

1. The Applicant Thiru K.Nagarajan and Three Members layout proposal received through online vide ReferenceNo.1HG63JUC/2025/TCP Dated: 29.04.2025..
2. Road pattern plan approved by the District Town and country planning Office,Tenkasi dated: 21.05.2025.
3. The Applicant Thiru K.Nagarajan and Three Members Online Letter dated Gift deed (Local Body) document No. 1832/2025 Dated: 16.06.2025 and Gift deed (TANGEDCO) document No. 1832/2025 Dated: 16.06.2025
4. Joint Director Agricultural department Roc no.N4/8460/2024,Dated 16.12.2024
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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 Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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.
15. Demand payment Request letter dated 30/09/2025 (Requiring payment of Centage).
16. The Applicant Thiru K.Nagarajan and Three Members letter dated 20/06/2025 (Payment of Centage).
17. Applicant Thiru K.Nagarajan and Three Members Letter date 17.11.2025 (payment of Inspection Fees & Layout Approval Fees Rs17000.00/- Paid).

Body:

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Tenkasi District Town and Country Planning , Tenkasi District - Thiruvengadam Taluk - Kuruvikulam Panchayat Union – Umaiyathalaivanpatti Panchayat - Vellakulam Village - S.F.No.1A/2A1,1A/2A2B, 1A/3A, 2A/2A,2A/4C, 2A/4D1B, 2A/4D2B - extent of 3192.00 Sq.m (0.79 Acres)
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Tenkasi District Town and Country Planning on 24.06.2025. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 16.06.2025 Reference with the sited no 3. Hence, this residential Layout is given approval with following conditions.
1.As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/Tenkasi / LAYOUT NO. 35 / 2025.The original layout map and gift deeded Documents Received from the Applicant.
2.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017. With Reference to the 18th cited the applicant paid inspection and Layout Approval fees. And under rule 9 concerned Applicant paid the 3% Market Land Value as Land Conversation Charges (E- Challan Number 20251117042327 Date 17.11.2025 Amount Rs.57722/-)
4. Basic amenities such as like road, drainage, street light, drinking water and minor bridge should be provided by the applicant. Otherwise as per G.O.No.181-dated 09.12.2020 basic amenities estimate cost shall to pay by the applicant.

Enclosure
Final Approval And Layout
Copy to
1. DTCP/Joint Director/Deputy Director/Assistant Director 51, West car street, Thoothukudi-628002.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008

Village

Signature valid
Signed by: Village Panchayat President
Location:Tenkasi
Date:2025.12.06 16:05:02

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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