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RE REGULATORY RECORD

# RERA Document

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# Layout Application - Final Approval Letter

Roc No: 49-2025 **Date:** 8/12/26 5:27 PM

From:

Executive officer

#213. Sivarama Pettai Salai, Panpoli

To :

I.Kather Basha and Four Others
2/254/6. Railway Feeder Road
Viswanathapuram – 627 810
Sengottai

Online Application Number: P5Q2K830

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office –HACA - Tenkasi District – Sengottai Taluk – Panpoli Town Panchayat- Panpoli Village - SF.No. 335/2A, 2B - Site Extent of 8700.00 sq. m (2.15Acre) - Residential 42 Plots – Final Approval orders issued (Planning Permission) – Reg.

Ref :

1) Applicants Thiru.I.Kather Basha and Four Others, Online Application No. P5Q2K830 Dated: 21.04.2025
2) District Town and country planning Office, Tenkasi District Letter No. P5Q2K830 (Road pattern issued on dated. 19.05.2025)
3) Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4) G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5) G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
6) G.O.18, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department dated: 31.01.2020.
7) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9) Government Letter No.19113/ Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017
10) Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1, Dated: 08.09.2017
11) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,

Dated:07.01.2022

Body:

Order :

As per the letter of the Deputy Director of Town and Country Planning, Tenkasi District, cited in Reference 2, approval has been accorded for 42 residential use plots in the residential layout formed in an extent of 8,700 sq.m. (2.15 acres) comprised in Survey Nos. 335/2A and 335/2B of Panpoli Town Panchayat, vide File No. P5Q2K830/2025/TCP (M.V./Tenkasi District Town and Country Planning Authority No. SWP/29/2025). The applicant has paid the OSR charges, and the public utility areas and roads to be handed over to the Local Body have been received as per Gift Deed Document No.739/2025, dated 21.05.2025.

In respect of the above 42 plots in the said layout, a total amount of Rs.3,49,983/- (Rupees Three Lakh Forty-Nine Thousand Nine Hundred and Eighty-Three only), including scrutiny charges and a fee at the rate of 3% of the prevailing market land value of the plots as on date, has been credited to the bank account of Panpoli Town Panchayat through ECS from Indian Bank, Adayar Branch, on 12.08.2026, vide Transaction ID No.11000377964304 and Receipt No.2026081235530. As per the details contained in Reference 2, Prior Approval of the Panpoli Town Panchayat Council has been obtained for the above residential layout.

Accordingly, a No Objection Certificate (NOC) is hereby issued for the registration of the 42 residential use plots bearing Plot Nos.1 to 42, formed in an extent of 8,700 sq.m. (2.15 acres) in Survey Nos.335/2A and 335/2B of Panpoli Town Panchayat. Accordingly, approval is hereby accorded for the said 42 residential use plots, subject to the following conditions.

or irregularities are subsequently found in the said documents, this order shall be cancelled with retrospective effect.

9. This order shall not be applicable to plots formed in watercourses/water bodies, encroached areas, or under high-voltage electrical transmission lines.

10. This order shall not be applicable to any portion where there is encroachment upon public places or roads.

11. Further, the roads handed over to the Local Body shall be maintained by the applicant at his/her own cost for a period of five years from the date of handing over.

12. The road facilities, drinking water facilities, drainage facilities and street lighting facilities, etc., provided by the applicant shall be inspected through a third party (Engineering College), and a quality certificate shall be obtained.

13. The applicant shall, at his/her own responsibility, provide and erect a protective fencing around the area handed over for the public use of the Local Body.

14. The plots numbered 1 to 42 in the above-mentioned Survey Nos. 335/2A and 335/2B are included in Ward No.1 of Panpoli Town Panchayat, in the Thirumalai Kovil Road area.

15. The roads formed in the approved residential layout shall be maintained in their existing condition and no alteration or modification shall be made therein.

16. Permission shall not be granted for laying high-voltage or low-voltage electrical lines through the public or open space handed over to the Local Body for serving the plots proposed to be sold by the applicant. Further, in the event of violation of the above conditions, the approval of this layout shall be cancelled.

17. The applicant shall be bound by any amendments or modifications made by the Government in the orders issued from time to time concerning the policy relating to Layout Approval and Planning Permission Approval.

**Executive officer**

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

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/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.