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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 7/17/25 9:41 AM

From:

Village Panchayat

Angoorpalayam

To :

Katchikannan And Navaskhan

Online Application Number: 33OYOYCY

Sir/ Madam,

Sub :

Residential Layout Approval - Rural panchayat – Theni District, Uthamapalayam Taluk, angoorpalayam Panchayat, cumbum Revenue Village, S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A - Site Extent of 26.24 Acre (106202.00.00 Sqm)-Reg.

Ref :

1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 33OYOYCY / 2025/TCP1, Dated 09.06.2025
2. The Layout Proposal received from Applicants through online vide reference 33OYOYCY / 2025, dated:- 04.02.2025
3. The Assistant Director, Theni District Town and Country Planning office Inspection Report of Online Application No. 33OYOYCY/2025, dated: 05.02.2025.
4. The Director of Town and Country Planning, Chennai. Online Application No. 33OYOYCY / 2025, Dated: 24.04.2025 (Road pattern issued)
5. Applicants Thiru.P.Katchikannan and Thiru.A.Navaskhan, Gift Deed Doc. No. 1957/2025, 1958/2025 and 2401/2025 Dated:

08.05.2025 and 06.06.2025
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.)No.79, Housing and Urban Development department dated:04.05.2017 and G.O.(Ms.)No.53, Housing and Urban
Development (UD4(1))
department dated:28.03.2025
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated:04.02.2019.
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated:31.01.2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated:23.09.2020.
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated:09.12.2020.
12. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated:30.08.2017.
Ref :
13. Circular ROC No:13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
14. .Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
16. The Joint Director (i/c) of Agriculture Department, Theni District, Letter no.T1/3834/2023, Dated: 13.06.2023
17. Demand payment Request Letter through online, Dated: 09.06.2025
18. Applicants Thiru.P.Katchikannan and Thiru.A.Navaskhan Letter, Dated: 10.06.2024 and 11.06.2025.(Centage payment paid
on 10.06.2025 and Armed
Forces Flag day fund Donation Receipt No FD/FUND/1256794, dated on 11.06.2025)
19. G.O.(Ms).No.53, Housing and Urban Development (UD4(1)) Department, Dated: 28.02.2024. (Tamil Nadu Gazette Notification
No.28, Part-II, Sec-2,
Dated. 10.07.2024) (Development Charge)
20. The Director of Town and Country Planning D.O.Letter Roc No. 29503/2023/NPD, Dated: 30.07.2024 (Regarding
Development Charges Collection)
21. The Block Development Officer (VP), Cumbum Panchayat Union letter Dated: 22.04.2024 (Road Maintenance Certificate)

Body:

As can be seen in the letter, the petitioner has applied for permission for the residential plot set up in an (78221.13.00.00
Sqm) (494 PLOTS). In cumbum Union, Angoorpalayam PANCHAYAT,
Cumbum Revenue Village Survey No: 949/1, 950/2, 951/1, 952, 953/1, 953/3C1,
968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A . Roads, land for local
government use and land
for electricity have been registered and handed over to the panchayat through donation deed. Land use change fee has been paid. Also the permit fee payable to the panchayat has been paid. In addition, basic amenities such as road, drainage,
are to be provided by the applicant, subject to the conditions that the applicant
shall provide the land for the plot of (78221.13.00.00
Sqm) (494 PLOTS). In Cumbum Union
Angoorpalayam PANCHAYAT
Cumbum Revenue Village Survey No: 949/1, 950/2, 951/1, 952, 953/1, 953/3C1,
968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A - ., Final approval is given and
guaranteed

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

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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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.