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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 107/2026 **Date:** 9/17/26 8:41 PM

From:

Executive officer

17/1, Vallam Road, Ilanji

To :

Thiru.MOHANA KRISHNAN A
D/NO. 22, THENDRAL NAGAR,
ILANJI - 627805
Tenkasi District.

Online Application Number: NENMELAU

Sir/ Madam,

Sub :

Residential Layout –DTCP -Office of the Director of town and Country planning- Tenkasi District - Tenkasi Taluk – Ilanj Town Panchayat –Ilanji Village S.F.No.607/1A1 – for a Site Extent Of 6728.00 Sq.m (1.66 Acre) – 32 plots - Technical clearance issued – Final order issued- Reg.

Ref :

1) Applicant Thiru. A.MOHANA KRISHNAN, Online application No: NENMELAU/2026 Dated: 06.05.2026
2) Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Office, Tenkasi NENMELAU/2026/TDTCP/2026-TCP Dated: 30.06.2026
3)Layout drawing approval no: L.P/TDTCP No.SWP/48/2026, Dated: 30.06.2026, District Town and Country Planning Office, Tenkasi District
4) Applicant local body demand paid on 01.09.2026
5) Applicant 3% land conversion charges paid on 04.08.2026, Challan Number 20260804101034
6) Joint Director Agricultural Department, Tenkasi letter No.Ni4/3750/2025 Dated:26.05.2026
7) District Forest officer & Wildlife Warden, Tenkasi Noc Letter No. TENDIV/119/2026- DO Dated: 04.06.2026

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential Layout in Tenkasi District, Tenkasi Taluk, Ilanj Town Panchayat, Ilanji Village Village- S.F.No.607/1A1 – for a Site Extent Of 6728.00 Sq.m (1.66 Acre) – 32 plots

In the continuation, with reference to the 2nd and 3rd cited letter, Planning permission was approved by Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Office, Tenkasi District and forwarded to Ilanji Town Panchayat for further action.

Further, with reference to the 4th and 5th cited letter, the applicant Thiru. A.MOHANA KRISHNAN has paid the necessary local body fees on 01.09.2026. Hence, this residential Layout has been approved with below conditions.

1)Applicant should adhere to the conditions, Special conditions and Layout conditions mentioned in the 1st and 2nd cited letter

2)Conditions mentioned in the HACA NoCs (i.e.6,7 cited letter) should be strictly adhered by the applicant

3)Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further Layout of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department

4)The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change in plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 shall be allowed by only after obtaining the prior concurrence of the town and country department

5)The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

6)Before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning dept or from the Ilanji Town Panchayat Office on payment of appropriate fees. Vacant Land tax should
also be paid on due date properly

7)As only planning permission / concurrence has been given to the said plot by Ilanji Town Panchayat office. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that Layout has been approved where there is no actual title to the land.

8)Issuance of Planning Permission and final approval by Ilanji Town Panchayat office under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant

9)Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law. Ilanji Town Panchayat office is not the right organization to decide this

10)If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the Layout will be cancelled by the Ilanji Town Panchayat office without any prior notice

11) If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan

12) If the amount already paid is later found to be less or if any objection is raised during audit inspection, the remaining amount should be paid to the Ilanji Town Panchayat office immediately

13) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines

14) This order does not apply to public places and roads where there is an encroachment

15)A copy of the order and plan approved by the District Town and Country Planning Department along with a copy of this order and plan shall be compulsorily provided to the purchasers while the plots are sold

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tenkasi
Date:2026.09.17 20:41:36

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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