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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 04/2025-26

Date: 7/31/25 12:47 PM

From:

Village Panchayat

Village Panchayat Office, MariyammanKoil Street,
Thalachangadu(Post),Tharangambadi(Taluk),
609107

To :

Mr .D.SIRINIVASAN & Mr.R RAMESH
No 6/22 RAJAJI STREET
THENPATHI Village,
Mayiladuthurai District.

Online Application Number: 4DESU3TV

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Mayiladuthurai-The proposal for Residential Layout with an extent of 0.7647 Hect or 7647 Sq.m. in S.F.No:78/1A2B1, 83/2C1A2A- Thalaiyudaiyavar kovilpathu Panchayat and Village- Tharagambadi Taluk- Mayiladuthurai District –Final Approval Issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr.D.Srinivasan & Mr.R.Ramesh, Application Ref No:4 DESU3TV (F.No.47860), Dated.29.05.2025.
2.G.O (MS)No.79,Housing and Urban Development Department, Dated: 04.05.2017.
3.Joint Director, Agricultural department, Mayiladuthurai vide Letter 1327/2024/ B4,Dated:12.03.2025 (Dry Land NOC Letter).
4.Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated:24.12.2020.
5.District Town and country planning Office, Mayiladuthurai District Letter ROCNo:4 DESU3TV /2025(Road pattern issued on
dated: 21.06.2025)
6.Applicant Mr.D.Srinivasan & Mr R.Ramesh ,Application Ref No:4DESU3T (F.No.47860),Gift deed document No:2053/2025,
Dated: 24.06.2025.
7.G.O.138,Housing and Urban Development Department,
Dated: 04.06.2004.
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.141, Housing and Urban Development Department,
Dated: 23.09.2020.
10.G.O.181 and 141,Housing and Urban Development Department, Dated:09.12.2020 and 16.07.2022.
11.Government LetterNo.19113/Nov4 (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, Roe No.320/2022/TCP3,Dated:07.01.2022.
Demand payment Request Letter, Dated:21.06.2025 & 26.06.2025 (requiring payment of OSR & Centage charges,Subdivision Charges, Development Charges).
14.Applicant Mr.D.Srinivasan & Mr.R.Ramesh, Application Ref No: 4DESU3TV (F.No.47860),Dated. 25.06.2025 & 27.06.2025 (Payment of OSR & Centage Charges, Subdivision Charges and Development Charges).
15.Circular from the Director of Town and Country Planning,RoeNo.4367/2019/TCP2,Dated:13.03.2019,14.10.2019, 05.02.2020 and 14.08.2021.
The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after per using the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for Roads and public c purposes meant for local body and TANGEDCO vide under reference 5th cited above.

Body:

On receiving the gift deed soft copy from the applicant vide through online 6th cited above ,and on receiving the payment of charges such as Centage charges vide under reference15th cited above ,the Technical Clearance is issued to the said layout subject to the following conditions.

1.As per the condition, the layout has been approved and the approved Number issued as SWP/L.P/DTCP/Ma.MaNO:13/2025.The approved layout Plan is enclosed
here with for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Village Panchayat President,Thalaiyudaiyavar kovilpathu Village Panchayat and it has been forwarded with it for further action.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3.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
4.It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5.As per circular citedin13th,it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.
Special Conditions:
The application seeking final approval for the proposed formation of Residential layout with an extent with an extent of 0.7647 Hect or 7647 Sq.m. in S.F.No:78/1A2B1, 83/2C1A2A- Thalaiyudaiyavar kovil pathu Panchayat and Village- Tharagambadi Taluk- Mayiladuthurai District was processed as per the prevailing rules and after perusing the records, gift deeds vide reference 6th cited above, Planning permission vide reference 18th cited above and after conducting site inspection,

the applicant was directed to pay the following fees by Generating online demand

1.Layout Approval Fees - Rs.118996.00/- dt.30.07.2025
1.Layout Inspection Fees - Rs.40000.00/- dt.30.07.2025

On receipt of payment of Layout Approval Fees and Layout Inspection fee vide reference 21st cited above, The layout is Passed for Final Approval is issued in The Above Mentioned Layout and the Number is Assigned as 04/2025(Local body Final Approval Number ROC NO : 04/2025-2026).

Layout Conditions

01.Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
02.The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
03.No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
04.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 land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
05.If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
06.The hollowed part of the layout should be raised to street level.
07.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
08.The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
09.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10.Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
11.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 subdivision has been approved where there is no actual title to the land.
12.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13.A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Copy to:

1. The Assistant Director,
District Town and Country Planning,
Mayiladuthurai District.

2. The Assistant Director,
Department of Land Survey and Records,
Mayiladuthurai District.

3. Tashildar,
Tharangambadi Taluk,
Mayiladuthurai District.

4. Sub-Registrar,
Sembanarkovil Sub-Registrar Office,
Mayiladuthurai District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,

Egmore,

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Mayiladuthurai
Date:2025.07.31 12:47:53

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.