

RE

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Layout Application - Final Approval Letter



Roc No: SUMYFTLN/2024/TC
P

Date: 6/26/25 2:14 PM

From:

Village Panchayat

Muthur

To :

Thiru.Ulagu Lakshmanan.A,
No 22/54A, Arasalvar Kovil West Street,
Srivaikundam,
Thoothukkudi -628 601.

Online Application Number:

SUMYFTLN

Sir/ Madam,

Sub :

Residential Plot - Tirunelveli District Muthur Revenue Village Survey No. - S.No:107/2B,108/1A1B,120/1A & 121/2 at 12167Sq.m (3.01Acre) residential plot DTCP for technical approval and drawings vide received as P.P/L.P/TLPA No.SWP/111/2024, LP/DTCP No.78/2024. For Final Approval and Commissioning Proceeding.

Ref :

- 1.Ordninance No. 71, Rural Development and Panchayat Department dated 16.8.2023.
- 2.Ordninance Status No. 255 Department of Rural Development and Panchayats dated 18.08.1997.
3. Proceedings of Director of Town & Country Planning in LP/ DTCP No.78/2024 dated .29/11/2024.
4. Joint Director Tirunelveli District Urban Rural Development Process Orders No.ROC No.SUMYFTLN/2024/TCP, Dated .29.11.2024.
5. Resolution No.102, Date:16.05.2025.

Body:

ORDER:

Tirunelveli District, Palayamkottai Panchayat Union, Muthur Village Panchayat, Muthur Revenue Village Survey No. S.F.No.107/2B,108/1A1B,120/1A and 121/2 for 12167.00sq.m.(3.01 Acre) residential plot area 8766.22 sq.mtrs which has been approved by Joint Director / Member Secretary, Tirunelveli District Town & Country Planning, Tirunelveli Local Planning Area vide proceedings of Planning Permission in approved No.LP/DTCP No.SWP/78/2024, and project approval has also been received under P.P/L.P/TLPA No.SWP/111/2024.

The layout is situated on an area of 12167.00sq.m.(3.01 Acre).65 plots have been allotted in this. Out of this total layout area of 3400.78 square meters roads, admeasuring 57.72 square meters are allocated for public use, for electricity board 55.64 square meters totalling to 113.36 square meters has been donated vide document No.6078/2024, dated.16.09.2024. Allocation of 884.11 sq.m of park area as per Park Rule 47(6) as had been mentioned vide proceedings of Director of Town & Country Planning orders LP/DTCP No.78 dated 29/11/2024 cited under reference "3" has been conveyed.

For this layout in Muthur Village Panchayat fees for 12167.00sq.m.(3.01 Acre).as assessment fee at 3% of the total amount of Rs.18,050 (GUIDELINE VALUE) (Rupees Eighteen Thousand and Fifty only) and Rs.1000 per plot 65 X 1000 = 65,000(Rupees Sixty Five Thousand only) and inspection fee of Rupees 1000 thousand only totalling to Rs.84,050.00/- has been paid by the petitioner on 26.06.2025 in the panchayat fund account.

As per condition the residential Layout has been approved by Muthur Panchayat as Approval Number.03/2025-26

Hence, final approval is given for this residential plot subject to the following conditions:

1. Terms and conditions as mentioned in letter No.LP/DTCP No.78/2024 dated.29/11/2024 of the Director of Town & Country Planning shall be followed.
2. Sale of plots mentioned in layout as approved under Order No.P.P/L.P/TLPA No.SWP/111/2024 dated 29/11/2024 attached in ROC No. SUMYFTLN/2024/TCP shall be carried out as per the conditions stipulated therein.
3. Any difference in the dues paid for the layout fees, of it is known later, the same shall be paid by the petitioner.
4. Delimitation of plots mentioned in Ordinance No.78, Department of Housing and Urban Development dated 04.05.2017 will be cancelled without any prior notice if the species mentioned in Rule No. 4 and 6 are affected.
5. The onus is on the petitioner to confirm the land license.
6. In case of comprehensive / extensive development project roads and parks through the plot, the land regularisation/approval will be cancelled without any prior notice.
7. Permission for access road to and from the plot should be secured by the petitioner.
8. Court case, if any, belongs to the petitioner.
9. If the tower route of high voltage cable passes through the plots, the land tenure will be cancelled without any prior notice.
10. If there is a channel passing through the plot/layout, it should be protected undisturbed.
11. Small pipe bridges should be constructed by the petitioner within 30 days to allow the flow of rain water and waste water on the cross roads in this subdivision and a report should be submitted to the Chairman of the Panchayat.
12. Electric poles on the main road and cross streets located in this subdivision should be erected within 30 days at the petitioner's own expense and a report should be submitted to the panchayat president.

Enclosure:

1. Proceedings of Joint Director, Tirunelveli District Local Planning Authority
2. Approved Layout Map-1.

Chairman

Muthur Village Panchayat

Palayamkottai Panchayat Union

Copy:

1. Joint Director, District Town & Country Planning Office, Xavier Colony, South Bypass, Tirunelveli - 627005.
2. Block Development Officer (V.P.), Palayamkottai.
3. Assistant Director, Survey Department, District Collector's Office, Tirunelveli District
4. Tehsildar, Palayamkottai Taluk, Tirunelveli District
5. Divl. Deputy Block Development Officer (Divn-4), Palayamkottai.

To,

Thiru.Ulagu Lakshmanan.A,

No 22/54A, Arasalvar Kovil West Street,

Srivaikundam,

Thoothukkudi -628 601

Village



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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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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Services we run
for you
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The LandLens
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Every claim in this document traces back to a government record.

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Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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