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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 183/2025 Date: 4/28/25 4:22 PM

From:

Executive officer

55,Nadukadai Road, Udangudi

To :

S.VIDHYASAGAR,ARPUTHARAJ AND M.SIVA SUGUMAR
14/49 NADUVAKKURICHI
SATHANKULAM
THOOTHUKUDI

Online Application Number: HT40HM4R

Sir/ Madam,

Sub :

Plot Division – Town Panchayat Administration – Tirunelveli Zone – Thoothukudi District Udangudi Selection Stage Town Panchayat – Kalankudiyiruppu Revenue Village Land Survey Nos. Survey No. 202/1, 205, 206/2Ksh2, 206/2Ksh3 206/49 has been granted technical approval with special conditions for a residential plot division measuring 2.36 acres – Final approval and commissioning – Regarding.

Ref :

1. Technical Approval Map Website Registration No.ROC No. HT40HM4R/THOOTHUKUDI/2025/ TCP Date.25.03.2025.
2. Online application of Mr. S. Vidyasagar, Mr. Arputharaj, Mr. M. Sivasukumar, 14/49, Nadavakurichi Sathankulam.
3. Udangudi Electoral Level Town Panchayat Council Resolution No. 422 dated 23.04.2025.
4. Related documents

Body:

The technical approval has been granted with special conditions as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as shown in view (1) for the residential plot situated on the land measuring 2.36 acres in the revenue village of Kalankudiyiruppu located in the area under the Udangudi Selective Urban Panchayat, Thoothukudi District, as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as shown in view (1).

On that basis, an application has been made as per view 2. On the basis of the application, condition No. 19(e), 19(e) has been confirmed and Government Order No. 79 of the Housing and Urban Development Department has been issued. As per 04.05.2017, as per Rule No. 3 of the Land Use Change Rules 2017 for Unplanned Areas, a consideration fee of Rs. 1000 and as per Rule No. 9, 3% of the market land valuation amount for the plot should be paid to the Government title and the action was informed to proceed.

Following that, the Government fee of Rs. 46,000 (Seven thousand only) as per Rule No. 3 was paid by the petitioner to the Town Panchayat and the Market Guide Value amount of Rs. 221400/- as per Rule No. 9 was paid, and the road has been handed over to the Town Panchayat vide the Office of the Registrar of Civil Registry Document No. 1004/2025 dated 21.03.2025. Rs. 168880/- has been paid for street lights. Further, as per the resolution of the Town Panchayat Council, the Urban Development Department has been allowed to give approval for the residential plot division with conditions. Therefore, the approval is hereby granted with the following special conditions.

Conditions:

1. Any person desirous of purchasing the property shall have to prove his/her right over the property to the applicant. Furthermore, if any other individual claims any right over the same, they may settle the same before the competent court. The Town Planning Department or the Municipal Corporation is not the appropriate body to decide this.
2. No change in the dimensions of the plot, arrangement of roads, dimensions, dimensions of public allotments and no further subdivision of the plot shall be made without the prior approval of the Town Planning Department for any reason whatsoever.
3. No change in the dimensions of the plot, arrangement of roads and no further subdivision of the plot shall be made without the prior approval of the Municipal Corporation for any reason whatsoever.
4. Any plot shown on the approved plan shall be used only for the construction of residential houses, except those plots selected for public purposes. It should not be used for the construction of shops, warehouses and non-residential buildings. All the places selected for public facilities should be used only for the uses indicated in the approved plans.
5. An open space of at least 1.5 meters on each side or at least 3 meters on one side should be left between the side boundary of the plot and the building. For plots with a width of up to 10 meters, the side open space should be left on one side at least 1.5 meters.
6. Before constructing buildings on the plot in the plot, permission should be obtained from the Town Panchayat for each building.
7. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation that may be affected by the granting of permission for this plot, the permission granted will be cancelled without any prior notice.
8. When selling plots for sale, a copy of this order and a copy of the approved map approved by the Town Planning Department must be given to the buyers of the plot.
9. If any amount due to the Town Panchayat is missing during the audit in relation to the approval of this housing unit, that amount must be paid by the owner of the housing unit.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.04.28 16:22:25

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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