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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-26

Date: 5/26/25 12:21 PM

From:

Village Panchayat

Ayyaneri Panchayat Office, Thoothukudi-628502

To :

R Rakesh 2/38, South Street, Vellakulam,
Tenkasi, Vellakulam,Thiruvengadam,Tenk
asi,627719

Online Application Number: UGBUHOGV

Sir/ Madam,

Sub :

Residential Layout -Office of Ayyaneri Panchayat Kovilpatti Taluk – Kuruvikulam Panchayat Union-Ayyaneri Panchayat -Ayyaneri Village S.F.No 95/2, 100/9,10 – Site Extent of 16300. 0 Sq.m.(4.03Acres)

Ref :

1. Applicant The Thiru R.Rakesh layout proposal received through online vide reference UGBUHOGV /Thoothukudi, dated 24/4/2025
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 07.05.2025.
3. The Applicant Thiru R.Rakesh Online Letter dated Gift deed (Local Body) document No. 4094/2025 dated: 14.05.2025 and Gift deed (TANGEDCO) document No. 4095/2025, dated: : 14.05.2025.
4. Joint Director Agricultural department Roc no.T3/3952/2025,Dated 23/05/2025
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 15.05.2025 (Requiring payment of Centage Charge)
16. Applicant Thiru R Rakesh letter dated 19/05/2025 (Payment of Centage Charge)
17. Appliacant Thiru R Rakesh Letter date 26.05.2025 (Payment Of Inspection Fees & Layout Approval Fees).

Body:

Body:

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Ayyaneri Panchayat –Thoothukudi District – Kovilpatti Taluk – Kuruvikulam Pachayat Union- Ayyaneri Panchayat -Ayyaneri Village S.F.No 95/2, 100/9,10 – having Site Extent of 16300. 0 Sq.m.(4.03Acres) In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 07.05.2025. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 14.05.2025. Reference with the sited no 3. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI / LAYOUT NO. 82 /2025 and enclosed with 2 set of original maps and gift deeded documents.
2. 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.
3. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favour of concerned local body.
5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned Applicant Paid the 3% Market Land Value as Land conversation charges (Chellan Number 20250526001709 Date : 26.05.2025 Amount Rs.24500/-)

Enclosure

Final Approval and Layout - 2 sets

1. Thiru R. Rakesh, , 2/38, South Street, Vellakulam, Thiruvengadam, Tenkasi,627719
2. DTCP/Joint Director / Deputy Director / Assistant Director 51,West car street, Thoothukudi- 628 002.
3.Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008. – 1 Set
4.Sub-Register, Kovilpatti Sub-Register Office, Thoothukudi District. – 1 Set
5.Assistant Director, Survey Land Records, Thoothukudi. – 1 Set
6.Tahsildar, Kovilpatti Taluk, Thoothukudi District– 1 Set
7.Superintending Engineer, Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO), Thoothukudi Electricity Distribution Circle, Thoothukudi District– 1 Set and Gift deed document no. 4095/2025, dated: 14.05.2025 (Original)

Signature valid Village

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.05.26 12:21:05

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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