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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 4DH8PI47/THOOTHU KUDI/2024/TCP

Date: 10/16/24 4:42 PM

From:

Village Panchayat

Servaikaranmadam

To :

Thiru. J.Maria George Eipson,
Thiru.J,Ephraim Kirubananth No-1,
Chinnakadai Street,
Thoothukudi -628001

Online Application Number: 4DH8PI47

Sir/ Madam,

Sub :

Residential Layout - Office of theThoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk–
Thoothukudi Panchayat Union – Servaikaranmadam Panchayat - Servaikaranmadam Village - .116/2B1, 116/5A1, 123/2B2 -
Extent of 9473.00 Sq. m (2.34 Acres) - Technical Clearance issued .

Ref :

1. Applicant Thiru. J.Maria George Eipson Ephraim Kirubanath, Online Application No. 4DH8PI47, Dated: 18.07.2024
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 05.09.2024
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/6827/2024, Dated10.08.2024
4. Applicant Thiru. J.Maria George Eipson Gift deed (Local Body) document no. 5059/2024, dated: 06.09.2024 and Gift deed (TANGEDCO) document no.5058/2024, dated:06.09.2024
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 11.09.2024 (Requiring payment of Centage Charge, Subdivision
charge & Development charge
16)Demand Fees 57000Dated.27-09-2024

Body:

According to the leer of Assitant Director of District Town and Country Planning Thoothukudi 116/2B1,116/5A1,123/2B2 Servaikaranmadam Panchayat Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.132/2024 , PANCHAYAT APPROVED 02/2024-2025 Dated16-10-2024, 52plots situated at Survey
no116/2B1,116/5A1,123/2B2.with an area of 9473 Sq.m (2.34Acres). servaikaranmadam Panchayat and Servaikaranmadam Village permission, the Final Approval has given.
The Servaikaranmadam Panchayat has given the Final Approval with the following condions:
1) This order is issued based on the documents only submied by Applicant. If any errors/irregularies will be find later, this order will be cancelled without inmaon.
2) In case of building construcon in this plot, proper building license/permission should be obtained separately from the Concerned Panchayat on payment of appropriate fees
3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularizaon of plot/tenement
4) If any loss of amount will be menoned in audit para. the
applicant must be paid the amount as per instrucon.
5) This order is not applicable if the applicant has aached false documents.
6) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7) Government Order No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularies in the submied documents will void the predated warranty.
8) Assitant Director of District Town and Country Planning Office's Thoothukudi leer NO. Subject to the condions of NZLDW8IW/THOOTHUKUDI/2024/TCP dated 06.04.2024. must be followed,
9) This Order
does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.
10) This order does not apply to public places and roads where there is an encroachment.
11) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
12) Other Basic Amenies works will be carried out by the Panchayat only aer Sufficient Residences are Constructed as per Government Norms in that area.
13) Street Lights and Electric Poles Installed in the above Plot secon should be Maintained at their own cost of Applicant.
14) The Survey No.116/2B1,116/5A1,123/2B2.1 to 52 plots are aached to
Servaikaranmadam Panchayat
15)Servaikaranmadam panchayat Resolation No258/Dated09-10-2024

Village

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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