Layout Application - Final Approval Letter

Roc No: 01/2026-27 **Date:** 5/6/26 4:30 PM

From:

Village Panchayat

Appaneri Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block,Thoothukudi District

To :

Smart Realtors,
3B3 BLACKERS ROAD,
Mount Road,
Chennai -600002.

Online Application Number: 77P8OM8J

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres) .

Ref :

1. The Applicant M/s Smart Realtors, Application No. 77P8OM8J / THOOTHUKUDI / 2025, Dated: 08.11.2025.
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: 77P8OM8J / THOOTHUKUDI / 2025 / TCP, Road Pattern Issued on dated: 03.12.2025.
3. Applicant M/s Smart Realtors, Letter Gift deed (Local Body) document No. 340/2026, dated: 20.01.2026 and Gift deed (TANGEDCO) document No.341/2026, dated: 20.01.2026.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/12734/2025, Dated: 30.01.2024
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

Body:

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Thoothukudi District – Kovilpatti Taluk – Kuruvikulam Panchayat Union-Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres).
In the continuation, with reference to the letter in the 2nd cited, Road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning Office, Thoothukudi on 3.12.2025. Further the applicant has submitted gift deed of Road and Road splay areas and PP-1 site area by handing over to the local body on 14.01.2026. 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. 18 /2026. The original maps and gift deeded documents has been Submitted.
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. 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 local body should collect the 3% Market Land Value as Land conversation charges (Challan Number – 20260418007456 Date: 18.04.2026 Amount Rs.90000/-)
4. Basic Amenities Such as like Road, Drainage, Street light, Drinking Water and Minor Bridge should be provided by the applicant. Otherwise as per G.o.181- dated 09.12.2020 basic amenities estimate cost shall to pay by the Applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2026.05.06 16:30:55