Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



# Layout Application - Final Approval Letter

Roc No: PLot Approval no :01/2025+26

Date: 5/19/25 5:02 PM

From:

Village Panchayat

Vadakku Kuruvikulam

To :

1 ABINAYA 2 KARPAGAVALLI
42,RAMALINGAR STREET
,KOVILPATTI,THOOTHUKKUDI.628501,Kovilpatti,Kovilpatti,Thoothukkudi,628501

Online Application Number: O1R11LGE

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office – Tenkasi District – Tiruvengadam Taluk – Kuruvikulam
Panchayat Union - Vadakku Kuruvikulam Panchayat/Village - S.F.No.150/1A2 - Extent of 8006.00 Sq.m (1.98 Acres) - Layout approval - Reg.

Ref :

1. Applicants Tmt.G.Abinaya and Tmt.R.Karpagavalli,Online Application No. O1R11LGE Dated: 04.01.2025.
2. District Town and country planning Office, Tenkasi District Letter No. O1R11LGE (Road pattern issued on dated. 28.01.2025).
3. NOC from the Joint Director, Agricultural Department, Tenkasi District,Letter No.Ni4/8346/2024, Dated.16.12.2024.
4. NOC from the Tahsildar, Tiruvengadam Taluk, Letter No. Muu.Mu(A1)/3143/2019, Dated.18.09.2019.
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
6. Applicants Tmt.G.Abinaya and Tmt.R.Karpagavalli,Online Application No. O1R11LGE Dated: 04.01.2025 (Gift deed document no.276/2025, Dated:05.02.2025)
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

9. G.O.18, Municipal Administration and Water Supply Department Dated:04.02.2019 and G.O.16 Municipal Administration and
Water Supply
Department dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Demand payment Request online Application No. O1R11LGE Dated: 13.02.2025. (requiring payment of Centage Fee and
Flag Day Fund).
16. Applicants Tmt.G.Abinaya and Tmt.R.Karpagavalli,online Application No. O1R11LGE, Dated: 13.02.2025(payment of Centage
Fee and Flag Day
Fund).
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

Body:

With reference to the 1st Cited letter, applicants Tmt.G.Abinaya and Tmt.R.Karpagavalli, has requested for the approval of
residential layout in Tenkasi District, Tiruvengadam Taluk, Kuruvikulam Panchayat Union, Vadakku Kuruvikulam Panchayat/Village,
S.F.No.150/1A2 for an extent of 8006.00 Sq.m (1.98 Acres).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on
28.01.2025. Further the applicants Tmt.G.Abinaya and Tmt.R.Karpagavalli, has gift deeded the roads and splay to the Vadakku Kuruvikulam
Panchayat vide Gift deed document no. 276/2025, dated:05.02.2025. Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/TDTCP No.SWP/12/2025
original maps and gift deeded documents 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.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
4.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in
Tamil Nilam website

Special Conditions:
1.a) With reference to the 10th cited and 12th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the
necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting
the necessary fees
the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly. b)
Other than
Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along
with the permit
of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm
water drains, water
supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local
body.
2.With reference to the 13th cited and 14th cited letter, the concern local body must issue

the final approval After transfer of
earmarked road, park areas S.F.No sub-division in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
4.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, before issuing the final approval.
5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed
scrupulously.
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Challan Number 20250519015245- Rs,.1,34,501.00 Dated 19.05.2025-Received

6.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

7.Local Body Demand - Lay Out Approval Fees Rs.42000.00 Received.

Allotment Details of Approved Layout Plan:
Site Extent : 8006.00 Sq.m (1.98 Acres)
No.Of.Plots : 42
Gifted over to Local Body
Gift Deed Document ::
No.276/2025, Dated.05.02.2025.
Layout Road & Splay Extent : 1999.74 Sq.m

Village



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate