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Layout Application - Final Approval Letter

Roc No: 556/2023/A1 **Date:** 7/1/25 5:50 PM

From:

Executive officer

52,Melachetty Street,Kuthalam,Kuthalam(Tk),Mayiladuthurai(Dt),609801

To :

Mr. A. Chandrapandi, S/o Mr. K. Anbalagan (Agent), and Mr. P. Bragadeesh Nataraj, S/o Mr. R. Bhaskaran (Headmaster),
132, Pillaiyar Kovil Street,
Manganallur, Kuthalam,
Mayiladuthurai.

Online Application Number: RABY8YFG

Sir/ Madam,

Sub :

Land Division – Kuthalam Selection Grade Panchayat – Kuthalam Block and Panchayat – Inam Kuthalam Village, Land Survey Numbers 483/2B, 640/3B2 – a total area of 7875 sq. meters (84766.50 sq. feet) – Technical permission for the land division has been obtained.
Final approval granted and ordered – In this regard.

Ref :

1)Deputy Director, District Town Planning Office, Nagapattinam District, Letter No. 1110 / 2021, Dated 11.10.2021.

2)Director of Town Planning, Chennai, Circular Letter No. 19799/2020/PO, Dated 24.12.2020 and 20.02.2021.

3)Government Order (No.) 138, Housing and Urban Development Department, Dated 04.06.2004.

4)Government Order No. 79, Housing and Urban Development Department, Dated 04.05.2017.

5)Government Order No. 18, Municipal Administration and Water Supply Department, Dated 04.02.2019, and Government Order No. 16, Municipal Administration and Water Supply Department, Dated 31.01.2020.

6)Government Order No. 141, Housing and Urban Development Department UD4(3), Dated

23.09.2020.

7)Government Order No. 181, Housing and Urban Development Department UD4(1), Dated 09.12.2020.

8)Government Letter No. 19113/NA.V.4(3)/2017-1, Housing and Urban Development Department, Dated 30.08.2017.

9)Town Planning Commissioner, Chennai, Circular Letter No. 13686/2017/LA1, Dated 08.09.2017.

10)District Collector, Nagapattinam, No Objection Certificate Letter No. N.Mu. 3743/2016/UP3, Dated 31.05.2017.

11)Mr. A. Chandrapandi, S/o Mr. K. Anbalagan (Agent), and Mr. P. Bragadeesh Nataraj, S/o Mr. R. Bhaskaran (Headmaster), 132, Pillaiyar Kovil Street, Manganallur, Kuthalam, Mayiladuthurai, Application Dated 30.04.2025.

12)Assistant Director, District Town Planning Office, Mayiladuthurai, Letter No. 992 / 2023 / TCP, Dated 27.10.2023.

13)Gift Deed Document No. 3280, Dated 19.10.2023.

14)Panchayat Resolution No. 399, Dated 30.04.2025.

15)Related Documents.

Body:

ORDER:

Based on the application submitted by Mr. A. Chandrapandi, the landowner, for the layout in Survey Numbers 483/2B, 640/3B2 measuring 7875 sq.m, and after examining the references (1) to (15), especially the Technical Approval granted by the Deputy Director of Town and Country Planning, Mayiladuthurai (Ref: 992/2023/TCP dated 27.10.2023), the Executive Officer hereby accords final layout approval for the said land.

The layout is approved with 33 residential plots,asper DTCP approval No: SWP/L.P/DTCP/Ma.Ma.No.36/2023.

The gift deed (Document No. 3280/2023, dated 19.10.2023) has officially transferred roads and public spaces to the Town Panchayat.

Additionally, as per Government norms:

An OSR (Open Space Reservation) amount of 36,387/- has been paid to the Department of Town and Country Planning.

The layout proposal was tabled before the Town Panchayat Council and approved through Resolution No. 399 dated 30.04.2025.

Layout Details:

1. Layout Number : 01 / 2025–2026
2. Survey Numbers : 483/2B, 640/3B2
3. Total Area : 7875 sq.m (84766.50 sq.ft)
4. Area for Roads & Corners : 2006.83 sq.m
5. Plots Requested : 32

2. Roads handed over to the Panchayat must remain free of encroachments as per the gift deed.
3. While selling plots, the plot number and area must be clearly mentioned in sale deeds.
4. Access roads must be provided for adjoining lands.
5. If the given details are later found to be false, this approval will be cancelled without prior notice.
6. If the ownership documents or submitted records are found invalid or cause any administrative/legal issue, the Panchayat's approval will be revoked.
7. Water bodies and channels must not be encroached or polluted.
8. Street lighting must be installed at the developer's own expense, including maintenance.
9. All conditions mentioned in the DTCP Technical Approval No. 36/2023 must be strictly followed.
10. Plots must be numbered and registered as per the approved DTCP layout.
11. If any condition is violated, the Panchayat and its officer will not be held liable.
12. The developer must:
o Either pay necessary fees and then receive final sketch and permits, or
o In non-municipal areas, first develop all amenities (tar roads, street lights, water tanks, etc.) at their own expense and only then get final approval.
13. Once approved, vacant land tax must be paid for each plot.
14. The layout must be registered with TNRERA and follow real estate sales guidelines.

Attachments:
1. Approved layout plan
2. DTCP Technical Approval Conditions – Ref No. 36/2023

Copy To:
- Deputy/Assistant Director, DTCP – Mayiladuthurai
- Tahsildar, Kuthalam Taluk – for Revenue Records
- Sub-Registrar, Kuthalam – for sale deed registration of approved plots

Executive officer



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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

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