# Layout Application - Final Approval Letter

Roc No: 51-2026 **Date:** 3/4/26 5:48 PM

From:

Executive officer

4,Thaneerdurai street T.Kallipatty,Thenkarai,Periyakulam(Tk),Theni(Dt),625605

To :

R C PRASATH KANNAN and THREE OTHERS

Online Application Number: T567U8BB

Sir/ Madam,

Sub :

Layout Approval

Ref :

Layout Approval

Body:

Proceeding Of the Executive Officer, Thenkarai Town Panchayat

Present : Thiru. R. Surulivel

ROC No - 51/2026 Date 04.03.2026

Sub: Plot - Theni District - Thenkarai District Thenkarai Village - Technical approval given for plot situated in

3) Theni Nagar Urban Development Assistant Director vide their Road Limit Order No. THENI/T567U8BB/ 2025/ 2025TCP
4) Donation Settlement Deed No. 3446/2025 dated 20.11.2025 and 3447/2025 dated 20.11.2025 of Mr.RC Prasad Kannan, Mr.SH Samsuthin, Mr.T.Thinakaran and Mr.V. Sivaprakasam for the Municipality.
5) Thenkarai Municipal Council Resolution No. 60 dated 27.02.2026
6) Payment letter dated 02.03.2026
7) Relevant documents.

Assistant Director of Theni Nagar Urban Development in their view 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 sq.m. in technical approval letter for land subdivision in Theni District, Thenkarai Municipality, Thenkarai Subdivision 1. Mr. RC Prasad Kannan, Pursuant to the application of Mr. S. H. Samsudin, Mr. D. Dinakaran and Mr. V. Sivaprakasam, Plot No. 58 Radha Nagar, Nandivaram, Guduvanchery, Vandalur Taluk, subject to conditions L.P /AD DTCP(TD) NO:SWP / 153/ 2025 numbered in-principle approval has been granted for 51 plots. Periyakulam as per the deed shown in view 4 by the petitioners Mr.RC Prasad Kannan, Mr.SH Samsuthin, Mr.T. Thinakaran and Mr.V.Sivaprakasam

As per Deed Registration Office Document No. 3446/2025 dated 20.11.2025 and 3447/2025 dated 20.11.2025 the proposed road and land for local government use has been registered by the Honorable Governor of Tamil Nadu in their name and handed over to the municipality by the allottee. Also, the Assistant Director of Theni Nagar Urban Development Department in their view 1 of the survey fee It is mentioned that Rs.14571/-, Centage Charges Rs.16500/-, OSR Fees - Rs.33582/-, Sub Division Charges - Rs.22000/- and Development Charges Rs.1942.80/- have been collected.
Subsequently, according to the resolution found in Thenkarai Municipal Council view 5, Thenkarai Division 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 Sq.m., approved in principle for 51 plots numbered as L.P /AD DTCP(TD) NO:SWP / 153/ 2025 by Assistant Director of Theni Nagar Development Department. The forum acknowledges and approves what has been received has provided The amount collected for the plot is as follows: Further receipt of payment of assessment amount of Rs.189470/- for installation of street lights by the petitioner has been submitted to Tamil Nadu Power Generation and Distribution Corporation Limited Theni Power Distribution Circle / Theni Power Payment Day Receipt No. PGCINB832376866 dated 09.02.2026.

| S. No. | Payment Details | Amount | Challan No. and Date | |
|---|---|---|---|---|
| 1 | Review Fee | 10000 | 2026030356590 Date 03.03.2026 | |
| 2 | Plot survey fee Rs.1000 per flat 51 | 51000 | | |
| 3 | Land Use Change Fee Rs 25 per sq.ft 104523 3 per cent Rs 2613075 | 78392 | | |
| 4 | Vacancy Fee 104523 * 0.80 * 2 | 167237 | | |
| 5 | Security deposit | 100000 | | |
| | Total | 406629 | | |

Based on the above details, Thenkarai Municipality, Thenkarai Division 1 village survey no. 370/2A1, 370/2B1, 388/1A and 388/1B in unplanned area with an area of 2450 9714.73 sq.m., deeded by the Assistant Director, Theni Nagar Rural Development Department and numbered as L.P /AD DTCP(TD) NO:SWP / 153/ 2025 with conditions for 51 plots. As per the provisional approval the final approval is decreed on the basis of the following conditions.
Conditions
1) Vacancy tax will be levied from the date of issue of allotment permission.
2) If the documents issued regarding the land license are found to be incorrect, the final approval given to the plot will be canceled by the Executive Officer, Thenkarai Municipal Corporation without any prior notice.
3) The said final approval shall not be applicable if the said location has been selected in the Land Occupancy List for any sector.
4) If a low voltage LT line passes across any plot, building plan permission will be granted only after the petitioner has shifted it to the road course at his own expense.
5) The plot owner/plot applicant shall be responsible for proper maintenance of the basic facilities like road and rain water drainage facility provided by the petitioner for a period of five years or after 60 percent of plots are developed whichever is longer.
6) As the proposed petitioner's land is adjacent to the National Highway, development should be proposed beyond 7.0 meters.
7) No damage should be done to Periyakulam Kanmai canal and its banks near the plot
8) Do not obstruct the flow of water by placing any obstructions across the drainage area
9) No harm should be done to the irrigated lands around the proposed field
10) Waste materials and waste water should not be dumped on the banks or in the drains

11) In case of change or under-collection of fees, the flat owner/applicant shall pay the same within 7 days of notification by the local government/urban development department.
12) A surrounding wall should not be erected to obstruct the road in this plot

13) The plots reserved for the use of the petitioner shall not be sold
14) There should be no encroachment on the places handed over to Thenkarai Municipality and Tamil Nadu Power Board. And the said places should not be sold illegally. In case of violation of this condition, the final approval given to the plot will be canceled by the Executive Officer, Thenkarai Municipality without any prior notice.
15) The approved plot map shall be permanently displayed at the entrance of the plot with a permanent information board of size 6*4 without any alteration to the public view.
16) New conditions/orders issued by Govt.

Executive Officer
Thenkarai Town Panchayat
Theni district
Recipient

Mr. RC Prasad Kannan,
Mr. SH Samsudin,
Mr. D. Dinakaran and
Mr. V. Sivaprakasam,
Flat No 58 Radha Nagar,
Nandivaram, Kuduvanchery,
Vandalur Taluk.

Copy To
1) Assistant Director of Town Pan chayat Theni Zone 3
2) Tashildar Periyakulam/
3) Sub Register, Periyakulam

**Executive officer**

Signature valid

*Signed by: Executive Officer*
*Location:Theni*
*Date:2026.03.04 17:48:13*