Layout Application - Final Approval Letter

Roc No: 397/2025

Date: 10/16/25 6:27 PM

From:

Executive officer

55,Nadukadai Road, Udangudi

To :

Mr. A. Sivakumar,
108, Devaraj Nagar, 3rd Main Road,
Sholinganallur, Kanchipuram District

Online Application Number: UOBSVJY1

Sir/ Madam,

Sub :

Land Division – Town Panchayat Administration – Tirunelveli Zone – Thoothukudi District – Udangudi Town Panchayat – Udangudi Revenue Village – Technical approval has been granted with special conditions for a residential land division to be constructed on an area of 2.15 acres (8741 sq m) in Survey No. 450/3 – Final approval and commissioning – Regarding.

Ref :

1. Technical approval letter of the Deputy Director of Urban Planning, Thoothukudi City, dated 01.09.2025.
2. Application of Mr. A. Sivakumar, 108, Devaraj Nagar, 3rd Main Road, Sholinganallur, Kanchipuram District, dated 01.09.2025.
3. Related documents

Body:

The technical approval has been granted with special conditions for the residential plot situated on a plot measuring 2.15 acres in Udangudi Revenue Village No. 450/3, located in the area under Udangudi Selection Level Urban Panchayat, Thoothukudi District, as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as seen in View (1).
On that basis, an application has been made as per View 2. On the basis of the application, condition No. 19(e), 19(e) has been confirmed and as per Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017, as per Rule No. 3 of the Land Use Change Rules for Unplanned Areas, 2017, a consideration fee of Rs. 1000 and as per Rule No.

9, 3% of the market land valuation of the plot should be paid to the Government title.
Thereafter, the fee of Rs. 50,000 (Fifty thousand only) as per Government Rule No. 3 was paid by the petitioner to the Town Panchayat and the market guide value amount of Rs. 22,185 /- as per Rule No. 9 was paid, the road was handed over to the Town Panchayat as per the Office of the Registrar of Civil Registry Document No. 2754/2025 dated 22.08.2025 and a tarmac road and a water supply extension pipe were laid on it. Further, the Urban Planning Department has been allowed to grant approval with conditions. Therefore, it is hereby ordered that approval be granted with the following special conditions.
Conditions:
1. Any person desirous of purchasing the property should confirm the right of the applicant to the property separately. Further, if any other individual claims any claim on it, they can settle it before the appropriate competent court. The Urban Planning Department or the Town Panchayat is not the appropriate body to decide this.
2. No change in the dimensions of the plot, the layout of roads, the dimensions of the public allotments and no further subdivision of the plot shall be made without the prior approval of the Town Planning Department for any reason.
3. No change in the dimensions of the plot, the layout of roads and no further subdivision of the plot shall be made without the prior approval of the Town Panchayat for any reason.
4. Any plot shown on the approved plan, except those selected for public purposes, shall be used only for the construction of residential houses. This shall not be used for the construction of shops, warehouses and non-residential buildings. All the places selected for public facilities shall be used only for the uses indicated in the approved plans.
5. An open space of at least 1.5 meters on each side or at least 3 meters on one side only shall be left between the side boundary of the plot and the building. For plots with a width of up to 10 meters, an open space of at least 1.5 meters should be left on one side.
6. Before constructing buildings on the plot, permission must be obtained from the City Panchayat for each building.
7. If the evidence provided regarding land ownership and the documents submitted for review are found to be incorrect or if there is a situation that may be affected by the granting of permission to this plot, the permission granted will be canceled without any prior notice.
8. When selling plots for sale, a copy of this order and a copy of the approved map from the Urban Planning Department must be given to the buyers.
9. If any amount due to the City Panchayat is missing during the audit regarding the approval of this plot, that amount must be paid by the owner of the plot.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.10.16 18:27:05