# Layout Application - Final Approval Letter

Roc No: 01/2025-2026

**Date:** 11/22/25 11:37 AM

From:

Village Panchayat

Sivalarkulam

To :

Thiru. S. Karthikeyan
S/O, subramanian
11/32 Kamaraj Nagar - Alangulam
Tenkasi (Dist),Pin Code: 627851

Online Application Number: N3E2GGDY

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - HACA - Tenkasi District –Alangulam Union/Sivalarkulam Panchayat - Non Planning Area Sivalarkulam Village - S.F.No. 952/1A2A - Site Extent of 5100 sq. m (1.26 Acre) - Technical clearance issued - forwarded for further action - Reg..

Ref :

Online Application Number: N3E2GGDY/2025/TCP/27.05.2025

Body:

Ref :

6. G.O.79, Housing and Urban Development Department, Dated: 4.05.2017
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020 Ref:
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113/ Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13. Demand payment Request online Application No. N3E2GGDY/2025/TCP, Dated: 06.05.2025 (requiring payment of Centage Fee ,OSR Guideline Value Fees and Flag Day Fund).
14. Applicant Thiru. S. Karthikeyan, Online Application No. N3E2GGDY/2025/TCP, Dated: 04.02.2025.(Payment of OSR Guidline Value Fees).
15. Applicant Thiru. S. Karthikeyan, Online Application No. N3E2GGDY/2025/TCP, Dated: 26.05.2025.(Payment of Centage Fee and Flag Day Fund)
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. NOC from the Deputy Director, Department of Geology and Mining, Tenkasi District, Letter No.M1/283/2025, Dated:25.07.2025.
18. NOC from the District Forest Officer and Wildlife Warden, Tirunelveli District, C.No. 9838/2024/D1, Dated:08.01.2025.
19. NOC from the Revenue Divisional Officer, Sankarankoil, Letter No. MUU.Mu. A1/09/2025, Dated: 22.01.2025.
20. NOC from the Joint Director, Agricultural Department,Tenkasi District, Letter No. Ni4/947/2025, Dated.19.02.2025.
21. G.O.53, Housing and Urban Development Department Dated.28.03.2025.

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (planning permission), Tenkasi District. Issued to Tenkasi District, Alangulam Union, Sivalarkulam Village Panchayat, and Approving to an extend of 5100.00 sq.m (1.26 acres) in the Land Bearing Survey No: 952/1A2A from 1 to 31 Residential Layout, The Technical Clearance / concurrence / Planning Permission is issued to above mentioned layout and approval No is assigned as follows SWP/DTCP/TENKASI/LAYOUT APPROVAL No 25/2025 subject to special condition and technical clearance and local authority.
2. Received with letter from the Assistant Director of District Town and Country planning Department (planning permission),Tenkasi District,The Approved Layout Map for the Residential Layout and the related documents submitted by the applicant has been thoroughly scrutinized. After scrutinizing the documents and onsite inspection of amenities mentioned in the Layout Residential approval, the applicant has laid roads as indicated on the map and other amenities like storm water drains, water supply facilities by to be constructed OHT, necessary street lights has been provided as per standards specified by the Local body, Public space area roads are donated to the Sivlarkulam Village Panchayat with the document No : 3356/2025, Dated: 21.05.2025 Registered at the Alangulam sub–Register Office.
3. Layout Approval Fee Rs.5,000/- Payment Transaction ID : 11000281777194. Dated: 16.06.2025.
4. Layout Scrutiny fee (31 Plots) – Rs.111642/- Payment Transaction ID: 11000284892722. Dated: 04.07.2025.
5. Therefore, Subject to Specific Conditions, Tenkasi district, Alangulam panchayat Union, Sivalarkulam Village Panchayat, extent of 5100.00 sq.m in the land bearing Survey No: 952/1A2A from 1 to 31 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential layout.
6. Country Planning Department ROC No : N3E2GGDY/2025/TCP, Dated: 06.05.2025 and Residential Layout Technical Clearance / Concurrence / Planning permission issued to the above – mentioned Layout and Approval Number is Assigned as follows SWP/ DTCP/ TENKASI/ LAYOUT NO : 25/2025. Planning Permission For This Layout Sivalarkulam. All the special conditions mentioned must be strictly followed.
7. Roads Constructed in the approved Residential Layouts should remain in same existing conditions no changes should be made.
8. The applicant Shall be bound by any changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
9. The applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

10. Construction of high voltage/ low voltage power line for plots to the plots to be sold by applicant through the reserved area of public or open space handed over to local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

11. When the appeal is decided, it is considered that the amount is missing in the panchayat audit and the amount considered as deficiency in the audit should be paid by the Applicant.

Allotment Details of Approved Layout Plan: Site Extent: 5100.00 Sq.m (1.26 Acres) No.Of.Plots : 31

Gifted over to Local Body Gift Deed Document: No.3356/2025, Dated.:- 21.05.2025. Layout Road & Splay Extent: 1777.65 Aq.Mt

Public Purpose: 21.37 Sq.m (0.64%)

A. TANGEDCO Purpose: 2.38 Sq.m (0.64%)

B. OSR Amount Paid Rs . 23511/ dt 04.02.2025

To,
Thiru. S. Karthikeyan
S/O, subramanian
11/32 Kamaraj Nagar - Alangulam
Tenkasi (Dist),Pin Code: 627851

Copy to

1. Tenkasi District, Joint Director /Deputy Director /Assistant Director, District Town and Country Planning Department, Tenkasi .
2. Alangulam Sub Register, Alangulam Office, Tenkasi District,
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Tenkasi
4. The Assistant Director, Department land Survey and Records, Tenkasi District.

**Village**

*Signature Not Verified*

*Signed by: Village Panchayat President*
*Location:Tenkasi*
*Date:2025.11.22 11:37:16*