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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Layout Application - Final Approval Letter

Roc No: 01/2025 – 2026 **Date:** 2/18/26 6:37 PM

From:

Village Panchayat

K.Shunmugapuram

To :

Thiru V.Kannan,
1/238, North Street,
Eppodumvendran,
Thoothukudi – 628712.

Online Application Number: 4HH7VYHT

Sir/ Madam,

Sub :

Residential Layout – Thoothukudi District – Ottapidaram Taluk and Panchayat Union – K.Shanmugapuram Panchayat and Village – Survey No 53/1 – site Extend of 6800.00 Sq.mt (1.68 Acre) – Final Layout Approval issued – Forwarded for further action – Reg.

Ref :

1.The Applicant Thiru V.Kannan Application No : 4HH7VYHT/Thoothukudi/2025 dated 30.08.2025.
2.Assistant Director, Town and Country Planning office, Thoothukudi letter Subject to the conditions of Roc. No 4HH7VYHT/Thoothukudi/2025/TCP, Dated: 08.11.2025.
3.Assistant Director, Town and Country Planning office, Thoothukudi Layout Approved No SWP/DTCP/THOOTHUKUDI/LAYOUT No.183/2025, Dated: 08.11.2025.
4.Gift Deed Document No.3582/2025 (Local Body) Dated: 03.11.2025.
5.Related Documents.

Body:

According to the Letter and Planning Permission of Assistant Director of District Town and Country Planning Thoothukudi, Planning Permission Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.183/2025 for 33 Plots situated at Survey no. 53/1 with an area of 6800 Sq.m.(1.68 Acres) at K.Shanmugapuram Village and Panchayat in Ottapidaram Panchayat Union and Taluk.
Based on This, the final Approval has given with the Following Conditions:

1.This Order is issued based only on the documents submitted by Applicant. If any errors / irregularities will be find later, this order will be cancelled without intimation.
2.In case of Building construction in this plot, Proper building license / Permission should obtained separately from the K.Shanmugapuram village panchayat on payment of appropriate fees ad rules already fixed.
3.All guarantees and receipts issued by this office will be cancelled if a dawn is received by the court regarding regularization of Plot / tenement.
4.If any loss of amount will be identified through internal audit conducted by concerned local fund Audit Department, the applicant should be paid the amount as per the records.
5.This order will be automatically cancelled, if the applicant has attached false documents.
6.If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.
7.G.O.No.78, Housing and Urban Development Department, dated:04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.
8.Instructions and Conditions mentioned in the letter of Assistant Director of District Town and Country Planning Department Roc.No: 4HH7VYHT/THOOTHUKUDI/2025/TCP, Dated:08.11.2025 and SWP/DTCP/THOOTHUKUDI/LAYOUT No.183/2025 should be adhered strictly.
9.This order does not apply to Plots located under streams/water bodies, encroachment and high voltage power lines.
10.This order does not apply to public places and roads where there is an encroachment.
11.This Applicant have full responsibility for the maintenance of the BT Roads for 5 Years from the date of handing over, at their own cost.
12.Other basic amenities work will be carried out by the Panchayat and village only after sufficient residences are constructed as per government norms in that area.
13.Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.
14.The Survey No. 53/1 to 33 plots are attached to K.Shanmugapuram Panchayat and K.Shanmugapuram village.
15.Local Body Demand Fees (Receipt Number – 2026021453409) - Rs.1,82,390.00 Dated: 14.02.2026.
16.Land Conversation Charges Rs.10100.00 Dated : 14.02.2026. (E-Challan Number 20260214017201)

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2026.02.18 18:37:21

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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