Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: CZUDQDKJ/THOOTHUKUDI/2025/TCP, Date: 12.03.2026.

**Date:** 5/11/26 11:17 AM

From:

Village Panchayat

Kannakattai

To :

A.Ahilanda Easwaran
16B/14 Sudalaimadan kovil street,
Kayathar.

Online Application Number: CZUDQDKJ

Sir/ Madam,

Sub :

Thoothukudi District - Kayathar Taluk – Kayathar Panchayat Union - Kannakattai Panchayat - Kannakattai Village - Survey Number: 291/2 - site extent of 9150 Sq.m (2.26 Acre) - Layout approval – Regarding.

Ref :

Residential Layout - Thoothukudi District - Kayathar Taluk – Kayathar Panchayat Union - Kannakattai Panchayat - Kannakattai Village - Survey Number: 291/2 - site extent of 9150 Sq.m (2.26 Acre) - Layout approval – Regarding.

Body:

According to the Letter of Assistant Director of Thoothukudi District Town and Country Planning office, Survey No: 291/2 Kannakattai Village and Panchayat approval has been granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT NO: 55/2026 for 50 Plots situated at Survey Number: 291/2 with an area of 9150 Sq.m (2.26 Acre) Kannakattai Village and Panchayat permission, the final approval has given.

The Kannakattai Village and Panchayat has given the final approval with the following conditions.

Conditions :

1) This Order is issued based on the Documents only submitted by you. If any Body: errors/irregularities

2) In case of building construction in this plot, Proper Building license / Permission should be obtained separately from the panchayat and village on payment of appropriate fees.

3) All guarantees and receipt issued by this office will be cancelled if a data is received by the court regarding regularization of plot / Tenement.

4) If any loss of amount will be mentioned in audit para. The Applicant must be paid the amount as per Instruction.

5) This Order is not applicable 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) Government Ordinance No.78, Department of housing and Urban development, dated 04.05.2017 is subjected to the protocol. Any Inaccuracies / Irregularities in the Submitted document will void the pre-dated warranty.

8) Assistant Director of Thoothukudi District Town and Country Planning Office, Letter No: CZUDQDKJ/Thoothukudi/2025/TCP Dated: 12.03.2026 must be followed.

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) The Applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 Years from the date of handling 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 Light and Electrical Poles installed in the above plot section should be maintained at their own cost of applicant.

14) The Survey Number: 291/2 1 to 50 Plots are attached to Kannakattai Panchayat and Village.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Thoothukkudi*
*Date:2026.05.11 11:17:03*

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.