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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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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: B1/2081/2025

**Date:** 11/13/25 4:55 PM

From:

Village Panchayat

Sasthavinallur

To :

K MUTHUKUMAR M KRISHNAVENI
1/100, MIDDLE STREET,
KOMMADIKOTTAI, Sathankulam
THOOTHUKUDI- 628653

Online Application Number: DWFWZ20D

Sir/ Madam,

Sub :

Layout Approval

Ref :

1) Actions of the Deputy Director of Urban Planning, Thoothukudi District Date: 07.02.2025
2) Handover of land for road local government and land for electricity board No. SWP/DTCP/THOOTHUKUDI/LAYOUT NO: 15 / 2025 Date: 07.02.2025
3) Petitioner K MUTHUKUMAR M KRISHNAVENI Application Date: 11.10.2024
(Addressed to the Deputy Director of Urban Planning, Thoothukudi, District Office)

Body:

The Layout proposal has been examined by the Deputy Director of Urban Planning, Thoothukudi District, and technical approval and planning permission have been granted with special and general conditions for the residential Layout located in the Sathankulam Taluk, Sathankulam Panchayat Union, Sasthavinallur Panchayat Sasthavinallur Revenue Village Survey No. 292/2B1A, 292/2B1B, 303/1A1A1A (5.68 acres) as seen in the view (1).

Based on this, the final Layout approval is granted and ordered with the following general conditions.

1. As shown in the above Layout map, the roads and open space allotments will be deemed to

have been transferred to the name of the local body. No violation will be allowed in this regard.
2. Any person who wishes to purchase the property should prove his/her right to the property to the applicant. Furthermore, if any other individual claims any claim on it, they can settle it before the court of appropriate jurisdiction.
3. The approved Layout has tarred roads, street lights and water pipes.
4. Separate permission should be obtained for construction of a building on the Layout.
5. The approved entrance should be permanently advertised for public viewing through a permanent notice board of 6x4.
6. All the conditions mentioned in the letter mentioned in paragraph 1 are applicable to these Layout.
7. If any of the details provided by the applicant is found to be incorrect or if any government rules are violated, this order will be cancelled immediately without any prior notice.
8. If any cases are pending in the court regarding the Layout to be redeveloped, the Sathankulam Block Development Officer (Village Panchayat) has full authority to cancel this order subject to the court's decision.

**Village**

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

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# 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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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.