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: 673/2025 **Date:** 1/12/26 3:02 PM

From:

Executive officer

55,Nadukadai Road, Udangudi

To :

Mr. E. Raja,
14/74, Main Road,
Pitchivilai,
Tiruchendur circle

Online Application Number: GGQVULP6

Sir/ Madam,

Sub :

Land subdivision – Town Panchayat Administration - Tirunelveli Region - Thoothukudi District - Udangudi Town Panchayat – Kalankudiyiruppu Revenue Village - Technical approval granted with special conditions for the residential land subdivision located in Survey No. 38/2A2, covering an area of 0.778 acres (3150 sq.m) – Issuance of final approval order - Regarding.

Ref :

1. Technical approval letter from the Deputy Director of Town Planning, Thoothukudi, ROC No. GGQVULP6/THOOTHUKUDI/2025/TCP Date.09.12.2025.
2. Application from Mr. E. Raja, 14/74 Main Road, Pichivillai, Tiruchendur, dated 10.12.2025.
3. Related documents

Body:

Technical approval has been granted with special conditions for the residential plot located in the Kalangudiyiruppu revenue village, within the Udangudi Selection Grade Town Panchayat limits of Thoothukudi district, on the land survey number 38/2A2, covering an area of 0.778 acres, as per the proceedings of the Deputy Director of Town and Country Planning, Thoothukudi, mentioned in reference (1).

Accordingly, an application was submitted as per reference (2). Based on the application, after confirming conditions No. 19(c) and 19(e), and as per Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017, it was informed that a processing fee of Rs. 1000 as per Rule No. 3 of the Land Use Conversion Rules 2017 for

unplanned areas, and 3% of the market value of the plot as per Rule No. 9, should be paid to the government account, and further action would be taken.
Subsequently, the fee of Rs. 3,000 (Rupees Three Thousand only) as per Government Rule No. 3 was paid by the applicant to the Town Panchayat, and the market guideline value amount of Rs. 64,500/- as per Rule No. 9 was also paid. The road was handed over to the Town Panchayat as per Udangudi Sub-Registrar Office document No. 3855/2025 dated 20.11.2025, and a tar road and water supply extension pipes have been laid. Further approval has been granted with the conditions of the Town and Country Planning Department. Therefore, approval is hereby granted with the following special conditions:
Conditions:
1. Any person wishing to purchase the property must independently verify the applicant's right to the property. Furthermore, if any other individual claims ownership over it, they may resolve the matter before the appropriate competent court. The Town and Country Planning Department or the Town Panchayat is not the appropriate authority to decide this.
2. Under no circumstances should the plot dimensions, road layouts, dimensions, and public allocation sizes be altered, or the plot further subdivided, contrary to the plan approved by the Town and Country Planning Department, without the prior approval of the Town and Country Planning Department.
3. Under no circumstances should the plot dimensions and road layouts be altered, or the plot further subdivided, contrary to the approved plan, without the prior permission of the Town Panchayat.
4. Any plot shown in the approved plan, except for those selected for public purposes, should be used only for constructing residential houses. It should not be used for constructing shops, warehouses, or non-residential buildings. The areas selected for public amenities should be used only for the purposes 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, must be left between the plot boundary and the building. For plots with a width of up to 10 meters, a side open space of at least 1.5 meters must be left on at least one side.
6. Before constructing buildings on the plots within the layout, permission from the Town Panchayat must be obtained for each building.
7. If the land ownership certificates and documents submitted for consideration are found to be incorrect, or if granting permission for this layout would lead to adverse consequences, the granted permission will be revoked without any prior notice. 8. When selling the plots intended for sale, a copy of this order, along with a copy of the plan approved by the Town and Country Planning Department, must be compulsorily provided to the plot buyers.
9. If, during the audit, any amount payable to the town panchayat regarding the approval of this plot subdivision is found to be outstanding, that amount must be paid by the plot subdivision owner.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2026.01.12 15:02:06

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.