

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2026-2027/Layout
Pandavarmangam
m

Date: 4/10/26 11:36 AM

From:

Village Panchayat

Pandavarmangalam

To :

SANTHANARAJ M,
44K-1/625, KATHIRESAN KOVIL STREET,
ARIGNAR ANNA NAGAR WEST,
KOVILPATTI - 628502

Online Application Number:

K6MTRB12

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Pandavarmanagalam Panchayat & Village – S.F.No. 523/3- Site Extent of 1600.00 sq.m.(0.395Acre) –Technical Clearance issued - forwarded for further action – Regarding.

Ref :

- 1) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of D5F6TPRF / THOOTHUKUDI/2025/TCP dated 07.02.20256
- 2) Pandavarmangalam Panchayat and Village permission date 10.04.2026
- 3) Related documents

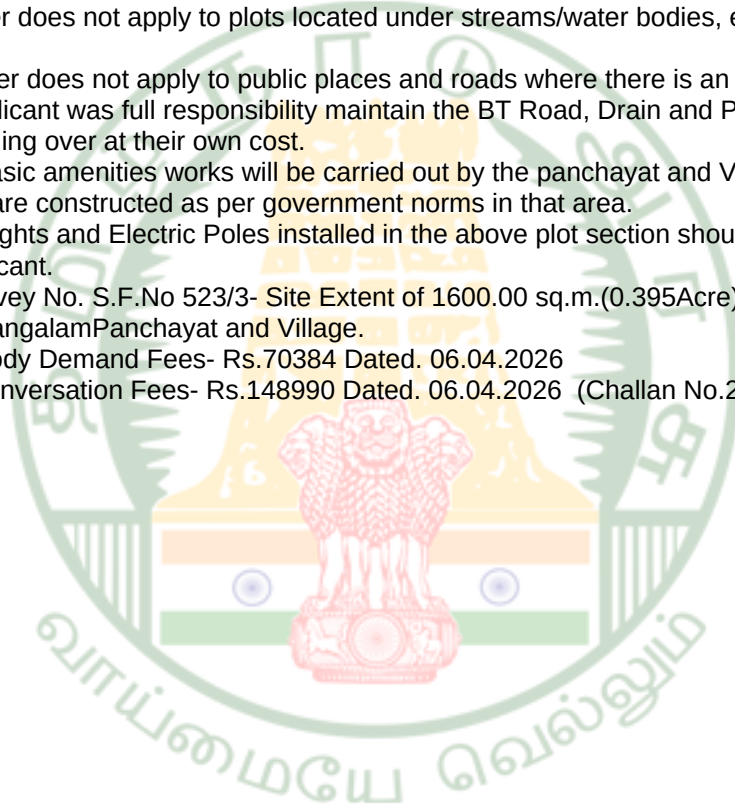
Body:

According to the letter of Assistant Director of District Town and Country Planning Thoothukudi Survey no. S.F.No. 523/3- Site Extent of 1600.00 sq.m.(0.395Acre), PandavarmangalamPanchayat and Village Approval has been granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT NO: 22 /2026 For 7 plots situated at Survey no. 523/3,– Site Extent of 1600.00 sq.m.(0.395Acre)Pandavarmangalam Panchayat and Village

permission, the final approval has given.

The Pandavarmangalam Panchayat and Village have given the Final Approval with the following conditions:

- 1) This order is issued based on the documents only submitted by you. If any errors/irregularities will be found later, this order will be cancelled without intimation.
- 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 receipts issued by this office will be cancelled if a dawa 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 subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.
- 8) Assistant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of K6MTRB12/ THOOTHUKUDI / 2025 / TCP, Road
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 handing over at their own cost.
- 12) Other basic amenities works 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. S.F.No 523/3- Site Extent of 1600.00 sq.m.(0.395Acre) - 1 to 7 plots is attached to Pandavarmangalam Panchayat and Village.
- 15) Local Body Demand Fees- Rs.70384 Dated. 06.04.2026
- 16) Land Conversation Fees- Rs.148990 Dated. 06.04.2026 (Challan No.20260406015153)



Village

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](#)



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



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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