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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 397/2025

Date: 10/16/25 6:27 PM

From:

Executive officer

55,Nadukadai Road, Udangudi

To :

Mr. A. Sivakumar,
108, Devaraj Nagar, 3rd Main Road,
Sholinganallur, Kanchipuram District

Online Application Number: UOBSVJY1

Sir/ Madam,

Sub :

Land Division – Town Panchayat Administration – Tirunelveli Zone – Thoothukudi District – Udangudi Town Panchayat – Udangudi Revenue Village – Technical approval has been granted with special conditions for a residential land division to be constructed on an area of 2.15 acres (8741 sq m) in Survey No. 450/3 – Final approval and commissioning – Regarding.

Ref :

1. Technical approval letter of the Deputy Director of Urban Planning, Thoothukudi City, dated 01.09.2025.
2. Application of Mr. A. Sivakumar, 108, Devaraj Nagar, 3rd Main Road, Sholinganallur, Kanchipuram District, dated 01.09.2025.
3. Related documents

Body:

The technical approval has been granted with special conditions for the residential plot situated on a plot measuring 2.15 acres in Udangudi Revenue Village No. 450/3, located in the area under Udangudi Selection Level Urban Panchayat, Thoothukudi District, as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as seen in View (1).
On that basis, an application has been made as per View 2. On the basis of the application, condition No. 19(e), 19(e) has been confirmed and as per Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017, as per Rule No. 3 of the Land Use Change Rules for Unplanned Areas, 2017, a consideration fee of Rs. 1000 and as per Rule No.

9, 3% of the market land valuation of the plot should be paid to the Government title.
Thereafter, the fee of Rs. 50,000 (Fifty thousand only) as per Government Rule No. 3 was paid by the petitioner to the Town Panchayat and the market guide value amount of Rs. 22,185 /- as per Rule No. 9 was paid, the road was handed over to the Town Panchayat as per the Office of the Registrar of Civil Registry Document No. 2754/2025 dated 22.08.2025 and a tarmac road and a water supply extension pipe were laid on it. Further, the Urban Planning Department has been allowed to grant approval with conditions. Therefore, it is hereby ordered that approval be granted with the following special conditions.
Conditions:
1. Any person desirous of purchasing the property should confirm the right of the applicant to the property separately. Further, if any other individual claims any claim on it, they can settle it before the appropriate competent court. The Urban Planning Department or the Town Panchayat is not the appropriate body to decide this.
2. No change in the dimensions of the plot, the layout of roads, the dimensions of the public allotments and no further subdivision of the plot shall be made without the prior approval of the Town Planning Department for any reason.
3. No change in the dimensions of the plot, the layout of roads and no further subdivision of the plot shall be made without the prior approval of the Town Panchayat for any reason.
4. Any plot shown on the approved plan, except those selected for public purposes, shall be used only for the construction of residential houses. This shall not be used for the construction of shops, warehouses and non-residential buildings. All the places selected for public facilities shall be used only for the uses 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 only shall be left between the side boundary of the plot and the building. For plots with a width of up to 10 meters, an open space of at least 1.5 meters should be left on one side.
6. Before constructing buildings on the plot, permission must be obtained from the City Panchayat for each building.
7. If the evidence provided regarding land ownership and the documents submitted for review are found to be incorrect or if there is a situation that may be affected by the granting of permission to this plot, the permission granted will be canceled without any prior notice.
8. When selling plots for sale, a copy of this order and a copy of the approved map from the Urban Planning Department must be given to the buyers.
9. If any amount due to the City Panchayat is missing during the audit regarding the approval of this plot, that amount must be paid by the owner of the plot.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.10.16 18:27:05

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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