

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2026-2027 dt
02/06/2026

Date: 6/2/26 5:34 PM

From:

Village Panchayat

Mappillaiurani

To :

M/S PRANAV PROPERTIES AND DEVELOPERS
120 C SBM GRAND 3RD FLOOR
V.E ROAD
MAPPILLAIURANI PANCHAYT
Thoothukudi Taluk,
Thoothukudi- 628102.

Online Application Number:

UNEGGBJY

Sir/ Madam,

Sub :

Sir/Madam,

Residential Layout Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Panchayat Union – MAPPILLAIURANI Panchayat and Village – S.F.No.14/3A.14/3B.14/3C.14/3D.15/1A.15/1B1.15/2B– Site Extent of 12594.00sq.m.(3.11Acres) – Planning Permission issued - forwarded for further action – Reg.

Ref :

Ref:

Assistant Director Town & Country Planning office's Thoothukudi letter NO. Subject to the conditions of
ROC No. UNEGGBJY/THOOTHUKUDI/2025/2026/TCP DATED 14.01.2026,

1. MAPPILLAIURANI PANCHAYT Permission No: 1/2026-2027 date 30/05/26,

2. Related documents,

Body:

1. According to the letter of Assistant Director of District Town and Country Planning Thoothukudi S.F.No .14/3A.14/3B.14/3C.14/3D.15/1A.15/1B1.15/2B Thoothukudi Taluk – Thoothukudi Panchayat Union MAPPILLAIURANI Panchayat Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.10/2026, MAPPILLAIURANI Panchayat Permission No: 1/2026-2027 date 02/06/2026 for 1 to 64 plots situated at Survey No. 14/3A.14/3B.14/3C.14/3D.15/1A.15/1B1.15/2B with an area 12594.00sq.m.(3.11Acres). MAPPILLAIURANI Panchayat and MAPPILLAIURANI Village permission, the Final Approval has given. The MAPPILLAIURANI Panchayat has given the Final Approval with the following conditions:

- 1) This order is issued based on the documents only submitted by Applicant. If any errors/irregularities will be find 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 Concerned Panchayat on payment of appropriate fees.
- 3) All guarantees and receipts issued by this office will be cancelled if a drawn 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 perinstruction.
- 5) This order is not applicable if the applicant has attached false documents.
- 6) If any complaint is received against this guarantee and provied with sufficient evidence, this order will be cancelled.
- 7) Government Order 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 SWP/DTCP/THOOTHUKUDI/LAYOUT No.10/2026, MAPPILLAIURANI Panchayat Permission No: 1/2026-2027date 02/06/2026 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 handing over at their own cost.
- 12) Other Basic Amenities works will be carried out by the Panchayat 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) MAPPILLAIURANI Panchayat Permission No: 1/2026-2027 date 02/06/2026 The Survey No. 14/3A.14/3B.14/3C.14/3D.15/1A.15/1B1.15/2B 1 to 64 plots are attached to MAPPILLAIURANI Panchayat and MAPPILLAIURANI Village.

Village

Signature valid

Signed by: Village Panchayat President
Location: Thoothukkudi
Date: 2026.06.02 17:34:46



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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