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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: YEDAOS2Q/THOOTHUKUDI/TCP/2025, DATED.15.10.2025.

Date: 1/3/26 3:23 PM

From:

Village Panchayat

Semmarikulam

To :

Tmt.R.SATHYA,
Thiru.R.VINCY MAHARAJAN (POA)
59, Puliyankattur
Semmarikulam,
Meiganapuram,
Thoothukkudi,628210

Online Application Number: YEDAOS2Q

Sir/ Madam,

Sub :

Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District - Tiruchendur Taluk - Udangudi Panchayat Union – Semmarikulam Panchayat - S.F.No.231/1A1A, 231/2A, 243/1A1A- Balaji Nagar - Site Extent of 7371.00 sq.m (1.82 Acres) - Technical Clearance Issued - FINAL ORDER APPROVED – Reg

Ref :

1.G.O 181 Housing and Urben Development Department dated.09.12.2020
2.Assistant Director, District Town and Country Planning Office, Thoothukudi ROC No. YEDA0S2Q/THOOTHUKUDI/TCP/2025, DATED.15.10.2025.
3.Special Officer/Block Development Officer, Semmarikulam Village Panchayat PROC Letter T5/2907/2025 Dated.02.01.2026.

Body:

With Reference to the 2nd letter, received from the DTCP Technical Sanctioned letter to approval of residential of layout in Thoothukudi District, Tiruchendur Taluk, Udangudi Panchayat Union, Semmarikulam Village Panchayat S.F.No.231/1A1A, 231/2A, 243/1A1A- Site Extent of 7371.00 sq.m (1.82 Acres) in Balaji Nagar the continuation with reference to the

3rd letter, the basic amenities like road, Drain and Street Light facilities has done by the applicant own cost and water distribution line cost and approval fees paid by the applicant. Hence, this residential Layout is hereby APPROVED and ORDERED by the Special Officer of Semmarikulam Village Panchayat, Subject to the conditions mentioned in the letter first cited, with the special conditions below,

Special Conditions:

1.The petitioner has not been allowed to change the gift for OSR Land and Road for any reason. This property belongs to Semmarikulam Village Panchayat.

2.The current planning permission is granted only for the layout.

3.No changes should be made to the plots divided as shown in the Layout. If any changes are made and sold in the future, this order will be cancelled.

4. The length and width of the road should be as specified on the Layout. Since the road has been handed over to the Panchayat, no encroachment should be made on it.

5.The Rural Development and Panchayat Raj Department has not legally certified the title to the ownership by granting the Layout FINAL APPROVAL. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The SEMMARIKULAM VILLAGE PANCHAYAT is not the right organization to decide this.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2026.01.03 15:23:35

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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