

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 185/2025

Date: 2/12/26 3:29 PM

From:

Executive officer

2, brammasanthi Street, panagudi

To :

Tmt. Muthuduraichi, 2/25, Mirasu street, Singilipatti, Kadaiyanallur, Tenkasi

Online Application Number:

T0R5L01E

Sir/ Madam,

Sub :

Residential Sub division – Tirunelveli District – Radhapuram Taluk – Panagudi Special Grade Town Panchayat – Panagudi Part – II Survey No. 1731/2A1A4, 1733/1B3 – Site Extent 9756 Sq.m (2.41 Acre) – Residential Subdivision of 35 Plots – Technical Concurrence Issued – Final Order Issued – Reg.

Ref :

- 1) Joint Director Town and Country Planning Department Tirunelveli, Technical Concurrence Letter Roc. No. T0R5L01E/2025/TCP Dated: 08.05.2025
- 2) Applicant Tmt. Muthuduraichi Online Application Number : T0R5L01E
- 3) G.O. No. 18, Municipal Administration and Water Supply Department, Dated. 04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department Dated. 31.01.2020.
- 4) The Principal, Govt, College of Engineering, Tirunelveli Thirty Party Inspection Report
- 5) Connected Documents.

Body:

The Technical approval has been given by the Joint Director of Tirunelveli Town and Country Planning as seen in Reference (1) with conditions for a residential plot/plot sub-division situated in Survey No. 1731/2A1A4, 1733/1B3 in area-II of Panagudi Town Panchayat Area, Tirunelveli District with an area of 9756 Sq.m (2.41 Acre). The final approval for the subdivision was requested by the applicant through the online application vide Reference (2).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The Principal, Govt, College of Engineering, Tirunelveli Thirty Party Inspection Report is obtained as seen in reference (4). The approval of the sub division has been approved subject to the following conditions and it is hereby decreed that the subdivision is approved.

Conditions

- 1) Subdivision approval is granted subject to the conditions and special conditions contained in the circular as seen in reference 1 (Attached).
- 2) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.
- 3) The Tamil Nadu Government in G.O. Ms. No.112, Housing and Urban Development Department, Dated. 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

the Town and Country Planning Department. Do not build.

14) The plot should be sold according to the dimensions specified in the plot plan.

15) Violation of norms will result in cancellation of permission.

16) To level the floor as much as required for foundation landslides should not be repaired soil, should not be dug out of the plot and pits should be made.

17) Shade trees on all street more than 9mts provide shall be oppositely adjacent to each other at a distance of not more than 9mts. 1 from the road boundary must be set within meters.

18) The Petitioner must obtain approval from the concerned local authority for the plot. Before constructing any buildings on the land in the subdivision, permission must be obtained from the local authority for each building.

19) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

20) 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.

21) The owners of the plot must enter into an agreement in writing with the (Executive Authority) to abide

- 3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Tirunelveli District.
- 4) Assistant Director of Town Panchayat, O/o Assistant Director of Town Panchayat Tirunelveli Zone, Tirunelveli.

Executive officer



Signature valid

*Signed by: Executive Officer
Location: Tirunelveli
Date: 2026.02.12 15:29:34*



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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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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

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

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

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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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.

