Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: EZX3SNT8/THOOTHUKUDI/2025/TCP

Date: 7/30/25 3:52 PM

From:

Village Panchayat

Pudur Pandiyapuram

To :

Thiru. R.Ramasubbu,
24, Birds Road Cantonment,
Tiruchirappalli,
Tamil Nadu - 620001

Online Application Number: EZX3SNT8

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Ottapidaram Taluk and Panchayat Union – Pudur Pandiyapuram Village and Pudur Pandiyapuram Panchayat - S.F.No:- 111/1A2C– Site Extent of 36421.00 Sq.m.(8.99 Acres)– Final Layout Approval issued - forwarded for further action – Reg.

Ref :

1.Assistant Director Town & Country Planning office, Thoothukudi letter No. Subject to the conditions of ROC No. EZX3SNT8 /THOOTHUKUDI/2025/TCP, DATED 08.07.2025.
2.Assistant Director Town & Country Planning office, Thoothukudi Planning Permission No: 74/2025, Dated : 08.07.2025
3.Related documents.
4.Gift Deed No.3369/2025 dated 03.07.2025 and Gift Deed No.3370/2025 dated 03.07.2025

Body:

According to the letter and Planning Permission of Assistant Director of District Town and Country Planning Thoothukudi, Planning Permission Approval has been Granted vide SWP/DTCP/THOOTHUKUDI/LAYOUT No.110/2025 for 142 Plots situated at Survey no. 111/1A2C with an area of 36421.00 Sq.m.(8.99 Acres) at Pudur Pandiyapuram Village and Pudur Pandiyapuram Panchayat in Ottapidaram Panchayat Union and Taluk.

Based on this, the Final Approval has given with the following conditions :

1)This order is issued based only on the documents 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 Pudur Pandiyapuram Village Panchayat on payment of appropriate fees ad rules already fixed.
3)All guarantees and receipts issued by this office will be cancelled if a dawn is received by the court regarding regularization of plot/tenement.
4)If any loss of amount will be identified through internal audit conducted by concerned Local Fund Audit Department, the applicant should be paid the amount as per the records.
5)This order will be automatically cancelled, 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)G. O. No.78, Housing and Urban Development Department, dated 04.05.2017 is subject to the protocol. Any inaccuracies/irregularities in the submitted documents will void the pre-dated warranty.
8)Instructions and conditions mentioned in the letter of Assistant Director of District Town and Country Planning Department Roc. No. EZX3SNT8 /THOOTHUKUDI/2025/TCP and SWP/DTCP/THOOTHUKUDI/LAYOUT No.110/2025 should be adhered strictly.
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 have full responsibility for the maintenance of the BT Roads for 5 years from the date of handing over, at their own cost.
12)As per the assurance given by the Applicant through the “Uruthimozhi Pathiram” Dated: 28.07.2025 the cost for the construction the basic Amenities works such as drainage, OHT and fixing of water distribution line should be paid by the applicant as per the sale of Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
13)As per the assurance given by the Applicant through the “Uruthimozhi Pathiram”, Dated:28.07.2025 the Applicants should furnish the sale of plots details to the Pudur Pandiyapuram Panchayat within the 5th day of every month upto the sale of all 142 Plots. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
14)If any need in future, culverts with prescribed type design, fixed by the Commissioner of Rural Development and Panchayat Raj, Chennai, should be constructed in between roads and streets by the applicants at their own cost. (As per the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025 and the letter received from Commissioner of Rural Development and Panchayat Raj, Chennai ROC No.4870/2024/PR - 2.2, Dated: 16.05.2025).
15)Street Lights and Electric Poles Installed in the above Plot section should be maintained at their own cost of the Applicants.
16)The Applicant should take full responsibility to fix Electric Poles for getting household EB connection for the houses in the layout.
17)RCC Culvert should be constructed in between the place where the roads from layout area joined with the highways or other roads, as per the specification mentioned in the Circular of Commissioner of Rural Development and Panchayat Raj, Chennai vide ROC No.4870/2024/PR - 2.2, Dated: 10.01.2025.
18)The Applicant should be obtained NOC from concerned Highways Departments, for connecting roads from Layout areas with Highways Road. If any lapse occurred in this regard, the Applicant should take full responsibility to face the action taken by the concerned Department, Whether it is Departmentally or Judicially.
19)All the 1 to 142 Plots are in the S.No.111/1A2C situated in Pudur Pandiyapuram Village and Panchayat in Ottapidaram Panchayat Union and Taluk.

Date : 30.07.2025
Place : Pudur Pandiyapuram.

Special Officer / Block Development Officer (V.Pts.),

Pudur Pandiyapuram Village Panchayat,
Ottapidaram Panchayat Union.

Copy to :

1) Assistant Director (Pts),
Thoothukudi.
2) Block Development Officer(V.Pts.),
Ottapidaram Panchayat Union.

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.07.30 15:52:40

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.