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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: 210/2025 **Date:** 7/21/25 3:36 PM

From:

Executive officer

No. 103, Salayam Street, Vilathikulam, Thoothukudi District. Pin-628907

To :

G. V. S Associate's
1) Thiru.G.Veemaraj, 2) Thiru.I.Gurusamy, 3) Thiru.S.K.Subba Reddiyar, 4) Tmt.M.Rebecca Anita,
67/1, Ambal Nagar,
Vilathikulam – 628 907
Thoothukudi District

Online Application Number: EE0T91P4

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Vilathikulam Town Panchayat – Vilathikulam Village – S.F.No. 423/1A, 424/1A, 424/1B, 424/2, 426/2 - Site Extent of 27.07 Acres or 109550 Sq.m – Layout Approval issued - Regarding.

Ref :

1) Joint Director / Deputy Director / Assistant Director of Town and Country Planning Department (Planning Permission), Thoothukudi Office's letter ROC No. EE0T91P4 / THOOTHUKUDI / 2024 / 2025 / TCP, dated 11.04.2025.
2) Vilathikulam Town Panchayat Council Resolution No.418, Dated.17.04.2025.
3) Related documents.

Body:

As per the letter of Deputy Director of District Town and Country Planning, Thoothukudi District, Thoothukudi cited in 1st reference, Technical Clearance has been issued / approval has been granted for Residential Layout in Vilathikulam Town Panchayat Survey no. 423/1A, 424/1A, 424/1B, 424/2, 426/2 Site Extent of 109550 Sq.m. (27.07 Acres) vide EEOT91P4 / 2024 / TCP6, LAYOUT No.34/2025 for 418 plots. The Layout Roads and Local body plot Area have been handed over to Vilathikulam Town Panchayat as per Document No.983/2025 dated 24.03.2025 for General Purpose use. Rs.35,06,681/- (Rupees Thirty Five Lakhs Six Thousand Six Hundred and Eighty One only) amount Paid to Vilathikulam Town Panchayat Bank account through ECS on 18.07.2025. As per the Vilathikulam Town Panchayat Council Resolution cited

in 2nd reference, the Residential Layout is given final approval with following conditions.

1) This order is issued based on the documents only submitted by the 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 town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

3) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot / tenement.

4) If any loss of amount will be mentioned in audit regarding this layout approval, the applicant should paid the amount as per instruction.

5) This order is not applicable 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) Government Ordinance 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) Joint Director / Deputy Director / Assistant Director of District Town and Country Planning, Thoothukudi letter ROC No. EE0T91P4 / THOOTHUKUDI / 2024 / 2025 / TCP, dated 11.04.2025 conditions should 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 has been full responsible for maintain the Bitumen Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

12) The Layout applicant should paid the EB charges for the street lights provided in the layout until all the plot sold out.

13) The Survey No. 423/1A, 424/1A, 424/1B, 424/2, 426/2 and 1 to 418 plots are attached to Ward No.15, Vembar Road in Vilathikulam Town Panchayat.

Copy to

1) Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, 51, West car street, Thoothukudi- 628 002.

2) Sub Registrar, Sub Register Office, Vilathikulam.

3) Office Copy.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.07.21 15:36:09

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

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/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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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.