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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 512/2025 **Date:** 8/8/25 6:44 PM

From:

Executive officer

133A, L.F.Road, Arumuganeri-628 202

To :

Thiru. Thangadurai and jeya, Arumuganeri

Online Application Number: 5VRG05Q3

Sir/ Madam,

Sub :

Approval for subdivision - Thoothukudi District - Arumuganeri Special Grade Town Panchayat - Kandasamypuram Village Land Survey No. 277/1C has divided the vacant land measuring 5550 sq.m. (1.37 acres) into residential areas (flats) and established a subdivision - Technical approval granted - Issuance of approval for subdivision - Regarding.

Ref :

1. Application of the petitioner Mr. Thangadurai and Mrs. Jaya, Arumuganeri dated. 14.03.2025
2. Technical Approval No. 5ASU05NU3/ 5VRG05Q3/ THOOTHUKUDI / 2025 / TCP, dated.14.03.2025
3. Arumuganeri Town Panchayat Council Resolution No. Date. 228 date: 28.07.2025
4. Circular letter of the Director of Town and Country Planning, Chennai, No. 19799/2020 dated 24.12.2020
5. Government Order No. 138, Housing and Urban Development Department, dated 04.06.2004
6. Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017
7. Joint Director, Agriculture Department, letter No. 3/8603/2021 dated 03.09.2021
8. Government Order No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019 and Government Order No. 16, Municipal Administration and Drinking Water Supply Department, dated 30.01.2020
9. Government Order No. 141, Housing and Urban Development Department (Nov.4(1) Dated. 23.09.2020

10. Government Order No. 181, Housing and Urban Development Department (Nov.4(1) Dated. 09.12.2020
11. Government Letter No. 19113/Nov.4(3)/2017-1, Housing and Urban Development Department, Dated 30.08.2017
12. City Planning Commissioner, Chennai's Circular No. 13686/2017 L A1, Dated 08.09.2017
13. City Planning Director, Chennai Circular Letter Nov.4367/2019 P A2 Dated 14.10.2019
14. City Planning Director, Chennai Circular Letter No. 4367/ 2019 B A2 Date 05.02.2020

Body:

In the Arumuganeri Special Grade Town Panchayat area of Thoothukudi District, Kandasamypuram Village, Land No. 277/1C, the vacant land measuring 5550 sq.m. (1.37 acres) has been constructed as 27 residential plots and the roads have been handed over to the Urban Panchayat as per the details in the deed records, subject to all the conditions specified in the technical permission granted as per view 2, and the land has been handed over to the Urban Panchayat for the maintenance of the Urban Panchayat in the future.

It has been decided to grant the approval of the plot as per the resolution of the Arumuganeri Town Panchayat Council as per view 3.

Therefore, since the procedures for approving the plot have been made by the land owner, the approval of the plot is granted and an order is issued for the approval of the plot only for the 27 residential plots listed in the above plot number, subject to the following additional conditions.

Conditions

1. The number of the approval, technical permission and subdivision approval should be mentioned on the advertisement board and a photograph should be taken.
2. After the approval is granted or after the technical permission is obtained, no change in the dimensions of the land subdivision should be made without the prior permission of the Deputy Director of Urban Planning, Thoothukudi.
3. The land owner should subdivide the areas handed over to the Town Panchayat (through deed registration) at the subdivision office and hand them over to the local government or the land owner should write and sign the deed giving his consent to the subdivision through the Town Panchayat by paying the cost of this to the Town Panchayat.
4. When constructing a house on the flats for which subdivision approval has been granted, the concerned flat owners should submit separate drawings and obtain building approval from the Town Panchayat, and the land owner should advise the land owner when selling it.
5. The areas handed over to the Town Panchayat or the government through a donation deed should not be leased out, the land owner should not sell the flats or take it as his own. The landowner has no rights in this.

Executive officer

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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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.