

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.

Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 2/17/26 4:46 PM

From:

Village Panchayat

Kodaganallur

To :

Tr. A. Sundara rajan,
House No 12, Third Street,
Balaji Avenue,
Thachanallur,
Tirunelveli - 627358.

Online Application Number:

2Q4KYHYT

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning - Tirunelveli District - Tirunelveli Taluk - Pappakudi Panchayat
Union - Kodaganallur Village panchayat / village, S.No.502/1B2,502/1C,502/2, site extent of 35691.00Sq.m.(8.82Acre)– Layout
Technical clearance - issued – Forwarded for further action - Reg

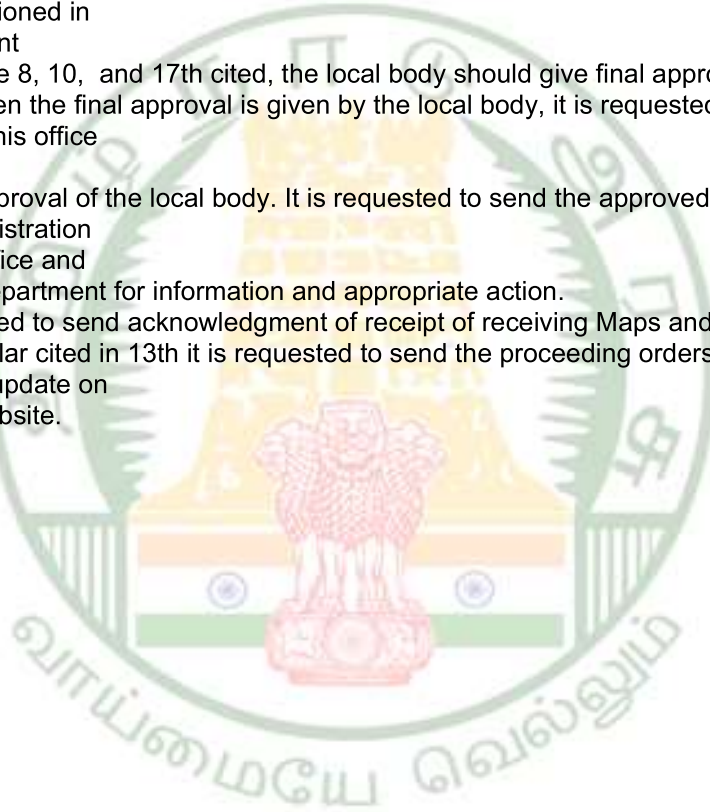
Ref :

Applicant Tr.A.Sundara rajan through online application No. 2Q4KYHYT /2024, Dated:20.11.2024.
2. District Town and country planning Office, Tirunelveli District Letter No. 2Q4KYHYT /2024 (Road pattern issued on 05.12.2024).
3. Joint Director Agriculture department, Letter No.ep2/5400/2024>Dated:29.10.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Tr.A.Sundara rajan Letter, Dated:18.12.2024.(Gift deed document no.6356/2024 and 6357/2024, dated:20.12.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Municipal Administration and Water Supply Department, dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment Request Letter, Dated:28.12.2024 (Requiring payment of Centage Fee and Flag Day Fund).
15. Applicant Tr.A.Sundara rajan Letter, Dated:03 .01.2025 (Payment of Centage Fee and Fee and Flag Day Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

Body:

1. After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government order reference 8, 10, and 17th cited, the local body should give final approval to the layout.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam website.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tirunelveli
Date: 2026.02.17 16:46:35



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](#)



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



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.

