

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 147

Date: 1/3/25 5:12 PM

From:

Village Panchayat

Panchayat office Building, Ayyanadaippu, Kovilpatti, Thoothukkudi

To :

Thiru P Jeevan Jacob Rajendran and T Peratchiselvan

Online Application Number:

EJXMSB13

Sir/ Madam,

Sub :

Residential Layout Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Authority – Thoothukudi Panchayat Union – Ayyanadaippu Panchayat / Village – 179/2B, 179/2C, 179/2D – Site Extent of 24300.00.S.qm. (6.0 Acres)

Ref :

1. Applicant Thiru P Jeevan Jacob Rajendran and T Peratchiselvan Online Application No. EJXMSB13, Dated: 19/02/2024.
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 17.04.2024.
3. Applicant Thiru P Jeevan Jacob Rajendran and T Peratchiselvan Gift deed (Local Body) document No. 1576/2024 dated: 29.04.2024 and Gift deed (TANGEDCO) document No. 1577/2024, dated: 29.04.2024.
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development

Department, dated 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

13. Demand payment Request letter dated 09.05.2024 (Requiring payment of Centage Charge and Development Charge).

14. Applicant Thiru P Jeevan Jacob Rajendran and T Peratchiselvan dated 15.05.2024 (Payment of Centage Charge and Development Charge).

15.LPA resolution No.12 dated 15.11.2022

Body:

SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 69 /2024 & PLANNING PERMISSION No: 38 /2024



Village

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,
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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.

