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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 149/2025 **Date:** 12/22/25 6:34 PM

From:

Executive officer

11,Akilandapoigai Street,Kalugumalai,Kovilpatti(Tk),Thoothukudi(Dt),628552

To :

Thiru.M.Santhanam,
No.1/73B, East Street,
K.Karisalkulam.
Thiruvengadam - 628 552.

Online Application Number: OMUKCH4T

Sir/ Madam,

Sub :

Residential Layout - Thoothukudi District – Kovilpatti Taluk– Kalugumalai Town Panchayat– Kalugumalai Village – S.F.No. 61/3A - Site Extent of 6450.00 Sqm or 1.59 Acre – Layout Approval issued - Regarding.

Ref :

1)Joint director/ Deputy Director / Assistant Director (i/c) of Town and Country Planning Department (Planning Permission), Thoothukudi Office's letter NO.OMUKCH4T/ THOOTHUKUDI/2025/TCP Dated. 18.11.2025
2)Kalugumalai Town Panchayat Council pre permission date 17.12.2025
3)Related documents.

Body:

As per the letter of Assistant Director (i/c) of District Town and Country Planning, Thoothukudi District , Thoothukudi citied in 1st reference technical clearance has been issued / approval has been granted for residential lay out in Kalugumalai Town Panchayat Survey no. 61/3A Site Extent of 6450.00 Sqm (1.59 Acre) vide SWM/DTCP/THOOTHUKUDI/LAYOUT No. 191/2025 for 37 Plots.

The Layout Roads and Park Area have been handed over to Kalugumalai Town Panchayat as per Document No. 3438/2025 dated 05.11.2025 for General Purpose use. Rs.5,78,990/- (Rupees Five Lakhs Seventy Eight Thousand Nine Hundred and Ninety Only) amount

Collected to Kalugumalai Town Panchayat Bank account through ECS on 17.12.2025. As per Kalugumalai Town Panchayat Council pre permission, the final approval has given.

The Kalugumalai Town Panchayat has given the Final Approval with the following conditions

1) This order is issued based on the documents only submitted by you. 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 para. the applicant must be 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) Assistant Director of District Town and Country Planning . Tuticorin District Office's letter NO. Subject to the conditions of OMUKCH4T/THOOTHUKUDI/2025/TCP Dated. 18.11.2025 must 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 was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
12) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.
13) The Layout and Local body plot area handed over to Kalugumalai town panchayat as per Document No. 3438/2025 Dated. 05.11.2025. The document is addressed to Governor of Tamil Nadu. The above document should be addressed to Executive officer, Kalugumalai Town Panchayat. The changed document should be submitted with in one month of this order. Other wise this order will be cancelled.
14) The Survey No. 61/3A – 1 to 37 plots are attached to Ward No. 3 K.P.S Nagar in Kalugumalai Town Panchayat.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.12.22 18:34:04

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

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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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