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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: 3

**Date:** 9/13/25 11:47 AM

From:

Village Panchayat

Mappillaiurani

To :

Mr.RAJASEKAR
Mr.YOGA SENTHIL
Mr.PONNU DURAI

Online Application Number: R06U7FAS

Sir/ Madam,

Sub :

Residential Layout Office of the Thoothukudi District Town and Country Planning –Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Area – Thoothukudi Panchayat Union- Mappilaiurani panchayat – Mappilaiurani Village – S.F.No 129/3A1,129/3A2,129/3B2,129/4B – Site Extent of 5514 Sq.m.(1.36 Acres) – Planning Permission issued - forwarded for further action - Regarding

Ref :

1. Applicant Mr.RAJASEKAR , Mr.YOGA SENTHIL, Mr.PONNU DURAI Online Application No. R06U7FAS, Dated:14.07.2025

2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated:05.09.2025
3. Applicant Mr.RAJASEKAR , Mr.YOGA SENTHIL, Mr.PONNU DURAI Online Letter dated Gift deed (Local Body) document No. 3560/2025 dated: 14.07.2025 And EB allotment 29.72 sq.m

Body:

According to the letter of Assitant Director of District Town and Country Planning Thoothukudi S.F.No. 129/3A1,129/3A2,129/3B2,129/4B Mappillaiurani Panchayat and Mappillaiurani Village Approval has been grantedBody: videSWP/DTCP/THOOTHUKUDI/LAYOUT NO: 129/2025 for 37 plots situated

at Survey no. 129/3A1,129/3A2,129/3B2,129/4B 1
with an area of 5514 Sq.m (1.36 Acres) Mappillaiurani Panchayat and Mappillaiurani
Body:
Village permission, the finalapproval has given.
The Mappillaiurani Panchayat and Mappillaiurani Village 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
Body:
obtained separately from the Concerned Panchayat and Village on payment of appropriate fees
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.185, Department of Housing and Urban Development, dated 27.11.2024is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.
8) Assitant Director of District Town and Country Planning Office's Thoothukudi letter NO. Subject to the conditions of BGI7M5Y7/THOOTHUKUDI/TCP/2024/TCP dated 27.11.2024. 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 panchayat and Village only after sufficient residences are constructed as per Government Norms in that area.
13) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.
14) The Survey No. 129/3A1,129/3A2,129/3B2,129/4B to 37 plots are attachedSWP/DTCP/THOOTHUKUDI/LAYOUT NO: 129 to
Mappillaiurani Panchayat and Mappillaiurani Village

**Village**

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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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.