Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: XO5UITC6/2024

Date: 10/22/25 3:00 PM

From:

Village Panchayat

Koodaloorkonam, malayadi

To :

N P IBSON AND JEBA JASPHIN,NADAIKAVU JN,CHATHANCODE.,Nadaikavu,Killiyoor,Kanniyakumari,629153

Online Application Number: XO5UITC6

Sir/ Madam,

Sub :

Residendial Layaout- KKDTCP -Nagercoil Local planning area -Melpuram Panchayat Union - Malayadi Village Panchayat -Kanniyakumari District – The Proposal for Residental Layout with in extent of 15734.00 Sq.m(3.88 Acres) comprising resurvey No.361//3B, 4,5,6,7B2, 377/14A, 15A, 16C, 383/1 and 383/2- Layout- Final Approval issued.

Ref :

1.ROC No.XO5UITC6/2024/TCP- Technical Planing Permission Order-Kanniyakumari District Town and Country planning Office 03.09.2024
2.Applicants Mr.N P Ibson and Mrs. Jeba Jasphin Letter, Dated: 02.09.2024 (Payment of Centage Charges, Sub division charge and Development charges)
3.ROC No.XO5UITC6/2024/TCP- Technical Planing Permission Order(Road Pattern) Kanniyakumari District Town and Country planning Office 08.02.2024.
4. 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.
5. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
6. G.O.(M.S) No.180, Rural Development and Panchayat Raj(PR-II-2) Department, Dated: 05.12.2024.
7.Malayadi Village Panchayat Resolution No. 10 Date:11.04.2025
8.Joint Director Agriculture department, Letter No. Ma.Thi1.4765/2024,Dated: 11.06.2024.
9. Principal Chief Conservator of Forests, Chennai-32 Letter no: K.Dis.No.TS4/22812/2023, Dated:10.11.2023.
10.The Executive Engineer, Agricultural Engineering Department, Nagercoil Letter No:Aa/2004/2023, Dated:11.12.2023.

11. Assistant Director Of Geology and Mining Department, Kanyakumari, Letter R.C. No: 444/G&M/2023,Dated: 17.08.2023.
12. The Revenue Divisional Officer, Padmanabhapuram Letter Mu.Mu.No: Aa1/7852/2023, Dated: 13.03.2024.

Body:

The Technical approval has been given by the Assistant Director of Kanniyakumari Town and Country Planing as seen in reference (1) with conditions for a Layout situated in survey No. 361//3B, 4,5,6,7B2, 377/14A, 15A, 16C, 383/1 and 383/2- Malayadi Village Carmal City, Malayadi Village Panchayat Area, Kanniyakumari District with an area of15734.00 Sq.m(3.88 Acres).The Final approval for the Layout was requested by the applicant through the online application (2)

Request for final approval of plot has been issued and fees have been paid. Basic facilities such as Bitumen road, Rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. In Reference the resolution of the Malayadi Village Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

Conditions:

1. Resanable period to be prescribed for up keep/maintenance of the roads and drains by the owners.
2. This order does not apply to public places and roads where there is an encroachment.
3. The applicant was full responsibility maintain the BT Road, Drain and Pipe line, OHT for 2 years from the date of handing over at their own cost.

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.10.22 15:00:10

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

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.