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: ROC No : 255/2025/A1

Date: 11/26/25 6:06 PM

From:

Executive officer

14/159, Kasthooribai Gramam. Theroor &Post

To :

Mr. HENDRY LOUIS . L,
11/31D, PANDARAVILAI, KANDANVILAI,
KALKULAM TALUK, KANYAKUMARI DISTRICT.
Pin – - 629 810

Online Application Number: HYYGMW1U

Sir/ Madam,

Sub :

Residential Layout Final Approval – Kanyakumari District-Theroor Town Panchayat- The proposal for a Residential Layout with an extent of 9000.00 Sq.mts (2.22 Acre) comprising Re.sur.no. 840/1, 840/2 of Devakulam , Theroor Village, Theroor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: HYYGMW1U/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 28/07/2025.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 andG.O. (M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Idalakudi Sub-Registrar Office Gift deed documents no: 3043/2025 & 3044/2025, Dated: 17/07/2025.
4. Applicant Thiru. L Hendry Louis application, Dated: 29.07.2025.
5. Executive officer, Theroor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated: 31.07.2025.
6. Executive officer, Theroor Town Panchayat letter to Junior Engineer, TNEB, Suchindram, Dated: 04.09.2025.
7. Executive officer, Theroor Town Panchayat letter to Assistant Engineer, TNEB, Suchindram, Dated: 04.09.2025.
8. Executive officer, Theroor Town Panchayat letter to Head of the Department, Civil Engineer Department, Anna Univercity, Main Road, Tirunelveli, Dated: 09.09.2025.
9. Site Development work photos.

10. Applicant Thiru. L Hendry Louis letter dated: 20.11.2025 (Payment of Layout approval scrutiny fee)
11. Theroor Town Panchayat Council date 25.11.2025.

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical Clearance for the Residential Layout with an extent of 9000.00 Sq.mts (2.22 Acre) comprising Re.sur.no. 840/1, 840/2 of Devakulam , Theroor Village, Theroor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 9000.00 Sq.mts (2.22 Acre)
2. Project Survey numbers - 840/1, 840/2
3. Local Body - Theroor Town Panchayat , Theroor Village Devakulam
4. Total number of plots - 44
5. Total area of the Roads & Splays - 3102.65 Sq.mts (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 3044/2025, 17.07.2025)
6. Local Body Reservation (A) - 41.00 Sq.mts (0.69%) (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 3044/2025, 17.07.2025)
7. TANGEDCO Reservation (B) - 40.06 Sq.mts (0.67%) (Surrendered to TANGDECO through Idalakudi Sub-Registrar office Gift deed no: 3043/2025, 17.07.2025)
8. Open Space Reservation (OSR) - NIL (As per G.O.Ms.No.18, Municipal Administration & Water Supply Department, Dated: 04.02.2019 and DTCP Director's Circular Roc.No.4367/2019-BA2, Dated: 05.02.2020, no need for providing Open Space Reservation)

In the continuation, regarding the 4th cited letter, Applicant Thiru. L Hendry Louis surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Theroor Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamil Nadu Generation and Distribution Corporation wide Gift deeds no: 3043/2025 &3044/2025,Dated: 17.07.2025. With reference to the 10th cited letter, the site development works including Storm water drainage works, Water pipeline facilities (Bore well, Water Tank and Pipeline extension for each plots), EB lamp post facilities and Bitumen Road facilities as per Town Panchayat standards were carried out and completed by the applicant. After inspection, Layout approval scrutiny fees were collected as per reference '10'from the applicants shown below,

Fees Details:

1) Other Charge s= Rs. 3,45,480/- (Receipt no: 2025111949140, Date: 20.11.2025)

The Concerned subject will be place in the upcoming Town Panchayat council and shall be passed

Hence, this Residential Layout has been approved with the below conditions,

2) As per the condition, the layout has been approved and the approval number was issued as,

Layout Approval Number - 01/2025, dated: 26.011.2025.-

2) The Tamil Nadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment, or building, as the case may be, in any real estate project or part of it only after

Executive officer

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.