Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 146 Date: 1/3/25 5:04 PM

From:

Village Panchayat

Panchayat office Building, Ayyanadaippu, Kovilpatti, Thoothukkudi

To :

Thiru. V. Kanagaraj & L. Rajesh

Online Application Number: 3O25MBE4

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, – S.F.No. 56/1, 178/1A,
178/2 – Site Extent of 12750.00.S.qm. (3.15 Acres)

Ref :

1. Applicant Thiru. V. Kanagaraj & L. Rajesh Online Application No. 3O25MBE4 , Dated: 21.02.2024.
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 17.04.2024.
3. Applicant Thiru. V. Kanagaraj & L. Rajesh Gift deed Letter (Local Body) document No. 1661/2024 dated: 03.05.2024 and
Gift deed (TANGEDCO) document No. 1660/2024, dated: 03.05.2024.
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. V. Kanagaraj & L. Rajesh dated 15.05.2024 (Payment of Centage Charge and DeveAlopment Charge).
15. LPA resolution No.12 dated 15.11.2022

Body:

SWP/DTCP/THOOTHUKUDI/LAYOUT NO. 68 /2024 & PLANNING PERMISSION No: 37/2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.01.03 17:04:55

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

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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.