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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Date: 22-07-2026

From

The President / Executive Authority,
Pettai Rural Village Panchayat,
Manur Panchayat Union,
Tirunelveli District.

ROC No: 02/2025-2026 dated: 04-08-2025

Sir / Madam,

Sub: Residential Layout – "Kodeeswaran Nagar Phase I" – Correction and confirmation of Survey Number in the Local Body Approval Letter dated 04.08.2025 – Approved layout situated in S.F.No. 189/1B1B1, measuring 678.00 Sq.m. (16.75 cents) – Revised Local Body Letter issued – Regarding.

Ref:

1. Proceedings of the District Town and Country Planning Office, Tirunelveli, in Roc No. MTEALC1X/2025/2025/TCP, dated 16.06.2025, granting Layout Approval No. L.P./TLPA No. SWP/48/2025.
2. Local Body Approval Letter issued in Roc No. 02/2025-2026.

With reference to the above, it is submitted that the residential layout named **"Kodeeswaran Nagar Phase I"**, promoted by Thiru. S. Muthuraj, Thiru. S. Sheik Mohamed Ali and Thiru. S. Alla Pakas, has been approved in the land situated at **S.F.No. 189/1B1B1**, Pettai-I Village, Pettai Rural Village Panchayat, Manur Panchayat Union, Tirunelveli Taluk, Tirunelveli District, measuring a total extent of 678.00 sq.m. (16.75 cents).

The said residential layout has been approved by the District Town and Country Planning Authority, Tirunelveli, vide Layout Approval No. **L.P./TLPA No. SWP/48/2025** under proceedings in **Roc No. MTEALC1X/2025. /2025/TCP, dated 16.06.2025**.

It is hereby certified that the **S.F.No. 189/1B1B1**is thecorrect Survey Number of the approved residential layout. The said Survey Number is mentioned in the DTCP approval proceedings and the approved layout plan.Accordingly, the Survey Number mentioned incorrectly in the earlier Local Body Approval Letter issued in **Roc No. 02/2025-2026** shall stand corrected and shall be read as **S.F.No. 189/1B1B1**.

Except for the above correction of the Survey Number, all other particulars, terms and conditions contained in the earlier Local Body Approval Letter shall remain unchanged. This revised letter is issued for submission before the Tamil Nadu Real Estate Regulatory Authority (TNRERA).

To

1. Thiru. S. Muthuraj
2. Thiru. S. Sheik Mohamed Ali
3. Thiru. S. Alla Pakas

No. 94D/6, Kodeeswaran Nagar,
Pettai,
Tirunelveli - 627006

(Seal & Signature)

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

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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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