

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 11/25/25 5:26 PM

From:

Village Panchayat

Itteri

To :

Thiru.Mr.V.G.S.Bharath raj,
SEVAN HEAVEN,
138/32, Sunrise Avenue,
Akkarai, Sollinganallur
Kanchipuram - 600119

Online Application Number:

LWG2XCLV

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office – Tirunelveli District – Palayamkottai Taluk – Tirunelveli Local Planning Authority – Palayamkottai Panchayat Union – Itteri Panchayat – Itteri Village – S. No.289/1 , - Site Extent of 3.98 Acres or 16100.00 Sq.m- Layout Final Approval issued – Regarding.

Ref :

- 1) Join Director of District Town and Country Planning Office's Tirunelveli letter NO. Subject to the conditions of LWG2XCLV / 2025 / TCP dated 26.09.2025. (L.P/TLPA No. SWP/101/2025 and Planning Permission No. P.P/L.P/TLPA No. SWP/101/2025)
- 2) Related Documents

Body:

According to the letter of Assistant Director of District Town and Country Planning Tirunelveli – Itteri Village Panchayat - S. No. 289/1 , Itteri Panchayat has been Granted Final Layout Approval vide L.P/TLPA No.SWP/101/2025 & PLANNING PERMISSION NO: P.P/L.P/TLPA No.SWP/101/2025 For 77 plots situated at Survey no. 289/1 with an site extent of 16100.00 Sq.m (3.98 Acres).

Itteri Panchayat and Itteri Village.

The Itteri Panchayat has given the Final Layout Approval with the following conditions:

- 1) This order is issued based on the documents only submitted by Applicant. 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 obtained separately from the Concerned Panchayat on payment of appropriate fees.
- 3) All guarantees and receipts issued by this office will be cancelled if a data is received by the court regarding regularization of plot/tenement.
- 4) If any loss of amount will be mentioned in audit Para. The president must be paid the amount as per instruction.



Village

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](#)



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



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.

