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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 431/2025/A1 **Date:** 11/29/25 12:28 PM

From:

Executive officer

Palapallam Town Panchayat, Palapallam Junction, Palapallam

To :

E.Paul Sudhagar,
9/49C, Andarvilai Street,
Manavalakurichi, Kalkulam, 629252

Online Application Number: UJC6JC12

Sir/ Madam,

Sub :

Layout – Kanniyakumari District – Palapallam Town Panchayat – Keezhmidalam B Village Survey No. 387/7,8,9,10A,10B,11,12B – Approval for 23 residential layout measuring 3793.810 square meters in an area of 5347.350 square meters (1.321 acres).

Ref :

1. Mr. E. Paulsudhagar, 9/49C, Andarvilai Street, Manavalakurichi. Kalkulam– 629252 online application dated 01.07.2025 and drawing documents.
2.Kanyakumari District Urban Planning Assistant Director Technical Approval Letter No. UJC6JC12/2025/TCP, dated:26.08.2025
3. Municipal Administrative Commission Chennai – 28 Land Division Simplification Circular No. 12843/2022/TP2 dated 20.10.2022
4. Evaluation Report of Junior Engineer of this office dated 05.11.2025.
5.Karungal Sub-Registrar's Office Guide Assessment Details Report Date.11.11.2025
6. Palapallam Town Panchayat Council Resolution No., 592 Date.28.11.2025.
7. Related Documents

Body:

Order,

In the area under Palapallam Town Panchayat, Kanyakumari District, technical permission has been granted for 23 proposed residential plots measuring 3793.81 square

meters in the area of 5347.350square meters (1.321 acres) in the letter of the Assistant Director, District Town and Country Planning Office, Nagercoil, as seen in view (2). Further, the area of the proposed land plot and the proposed road and the corners of the proposed plot has been allocated as public allocation. The appropriate amount has been paid to the government by the petitioner as per the government guideline assessment for the park area of 379.135 square meters. As per rule 47(8) of TNCD&BR 2019, 21.72 square meters (0.57 percent) has been allocated for local government use and 25.02 square meters has been allocated to TANGEDCO and handed over as per Donation No. 2619 dated 14.08.2025 and 2620 dated 14.08.2025. In case of unplanned land, as per Rule No. 3, the survey fee is Rs. 23,000/-the detailed investigation fee is Rs.23,000/-, Rs. 38,000/- for drinking water facility, and the regularization fee for the developer or land owner of the land is Rs. 100/- per cent, which is Rs. 100,000/- for 0.827 acres, making a total of Rs. 1,84,000/- paid online through the single window portal. In the letter of the Registrar of Karungal, as seen in the view 5, as per the Government Order No. 79 Housing and Urban Development Department dated 04.05.2017, as per rule (9), a fee of 3% of the market value under Section 47 of the Indian Stamp Act (Central Act 2/1899) has been paid as per IFHRMS payment slip No. 20251112037499 dated 12.11.2025. After it was informed that basic facilities such as tarmac, rainwater drainage and electricity have been established at the place where the above plot is to be constructed, an inspection was carried out by the Executive Officer of the Town Panchayat and it has been confirmed that the basic facilities for the plot have been properly established. The above survey no.387/7,8,9,10A,10B,11,12B has been passed as per the resolution of the Village Council No. 592 dated 28.11.2025 as seen in the view (6) to construct 23 proposed residential plots with an area of 3793.81 square meters on a land measuring 5347.350 square meters.

Further, on the basis of this resolution, the following Village Survey No. It is hereby ordered that the land measuring 5347.350 square meters (1.321 acres) at No. 387/7,8,9,10A,10B,11,12B be divided into 23 residential plots measuring 3793.81 square meters in area and subject to the general conditions and special conditions as per the plan approval and technical approval approved by the Kanyakumari District

12. Before constructing buildings in the plot, permission shall be obtained from the Municipal Corporation for each building.
13. The plots shall be subdivided as shown in the plan. These shall be used only for the purpose for which they are intended.
14. The low voltage line shall be replaced as shown in the approved plan.
15. The owner of the plot shall inform the relevant authorities implementing such law, if the Tamil Nadu Urban Land Ceiling Act is implemented in the area comprising the above plot, of the details of the approval given to the existing plot.
16. The petitioner shall draw a sample plan of the plot on the notice board at the place where the plot was approved by the Executive Officer of Palapallam Town Panchayat and a permanent notice board of size 6' × 4' shall be permanently displayed for public view indicating the date and number of approval of the plot by the Town Panchayat.
17. The public allotment area of the plot, roads and park donated by the petitioner vide Donation No. 2619 dated 14.08.2025 and 2620 dated 14.08.2025 shall be protected by a security fence so that no one encroaches on them.

Special Conditions

1. The land ownership is being considered as per the land ownership documents submitted by the petitioner. Therefore, it is also informed that no right can be claimed on the ground that the plot has been approved for a place where there is no actual land ownership.
2. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or if a situation arises that may be affected by the granting of Planning Permission / Concurrence, the approval granted to the plot (Planning Permission / Concurrence) will be cancelled by the Executive Officer of the Town Panchayat without any prior notice.
3. When the plan permission for the plot is granted, the plan permission will be granted only after the development fee / other fees for the site have been collected.
4. If the basic facilities such as tarmac, drainage, pipeline and other repairs installed by the plot owner in the plot are damaged or damaged, the plot owner will be responsible for repairing them for a period of five years.
5. Water supply connections will be provided in accordance with government regulations.
6. The raw sewage in the plot should be maintained by the plot owner at his own expense only once as a permanent drain.
7. All the conditions of the Chennai City Planning Department attached herewith should be followed. Also, the instructions issued by the government from time to time should be followed without fail.

Executive Officer,

Palapallam Town Panchayat

Copy:

1. Assistant Director, Town Panchayats, Nagercoil Zone
Submitted with respect.
2. Assistant Director, District Town and Country Planning Office,
Nagercoil, Kanyakumari District

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.11.29 12:28:53

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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