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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 02/2025-2026

**Date:** 9/26/25 12:34 PM

From:

Village Panchayat

Nochikulam

To :

Thiru.M.Selvaraj,
No:282/469A, Kamarajar Salai,
North Malaiyadi Petty,
Rajapalayam,
Viruthunagar - 626117.

Online Application Number: AWCI9IS9

Sir/ Madam,

Sub :

Residential Subdivision - District Town and Country Planning office - Tirunelveli District – Tirunelveli Local Planning Authority – Palayamkottai Taluk – Palayamkottai Panchayat Union-Nochikulam Village Panchayat - Parpakulam Village - S.F.No.47/14 with site extent of 5177.00sq.m.(1.27 Acre) – Convertion of Community Hall Purpose site in the Approved Layout No.39/1987 into Residential Layout - - 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 AWC19IS9/2025, Dated.10.06.2025.L.P/TLPA No:SWP/78/2025 and Planning Permission No.P.P/L.P/TLPA No.SWP/113/2025
2) Nochikulam Panchayat Resolution No 200/2025 dated 22.09.2025.
3) Related Documents

Body:

According to the letter of Join Director of District Town and Country Planning Tirunelveli – Nochikulam Village Panchayat – Parpakulam Village S. No. 47/14, Nochikulam Panchayat has been Granted Final Layout Approval vide
L.P/TLPA No:SWP/78/2025 and Planning Permission No.P.P/L.P/TLPA No.SWP/113/ For 24 plots

situated at S.F.No.47/14 with site extent of 5177.00sq.m.(1.27 Acre) Nochikulam Panchayat and

Parpakulam Village.

The Nochikulam 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.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Tirunelveli*
*Date:2025.09.26 12:34:45*

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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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.