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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: 784/2025 **Date:** 10/3/25 5:39 PM

From:

Executive officer

Vendelicode , Vendelicode Post, 629161

To :

Tmt. Syamala Kumari Tmt. Sreeja
19-114 Mamoodu,
Kulasekharam 629161.

Online Application Number: T9I87BXF

Sir/ Madam,

Sub :

Layout Approvel

Ref :

1. Tmt. Syamala Kumari Tmt. Sreeja online Layout Application No. T9187BXF/2025/TCP Dated 25.09.2025.
2. District Town and Country Planning Office. Kaniyakumari District Letter No. T9187BXF/2025/TCP (Road Pattern issued on dated 22.10.2024)
3. Town and Country Planning Department (Planning Permission) ROC T9187BXF /2025/TCP Dated 25.09.2025/Permission no.45/2025 date.25/09/2025.
4.Ponmanai Town Panchayat Resolution No. 377, Dated. 30.09.2025
5. Connected documents

Body:

The Technical approval has been given by the Assistant Director of Kanyakumari Town and Country Planning as seen in reference (3) with conditions for a Layout situated in Survey No. 161/2B Perunchani Village, Ponmanai Town Panchayat Area, Kanyakumari District with an area of 9838Sq.m (2.431 acres). The final approval for the Layout was requested by the applicant through the online application vide Reference (1).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, Rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (2). In reference (4) the resolution of the Ponmanai Town Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

Conditions :

1) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% od the plots developed in the layout or 5 years whichever is later.

2) The Tamil Nadu Government in G.O. Ms. No. 112, Housing and Urban Development Department, Dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

3) The Town Panchayat Department (Municipal Administration and Water Supply Department) has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the Applicant’s entitlement to development is verified in the documents submitted with the applicant’s application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must

17) If any loss of amount will be mentioned in audit para. The applicant must be paid the amount as per instruction.

18) This order is not applicable if the applicant has attached false documents.

19) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

20) Government Ordinance No. 78, Department of Housing and Urban Development, dated. 04.05.2017 is subject to the protocol. Any inaccuracies / Irregularities in the submitted documents will void the pre-dated warranty.

21) Joint Director of Thirunelveli Town and Country Planning Department Office's letter NO. T9187BXF /2025/TCP Subject to the conditions must be followed.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.10.03 17:39:14

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.