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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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PlanningPermitNumber LO5/2026/TP2 OrgID 94 View Report

1 of 1 Find | Next

Proceedings of the Commissioner of
TIRUNELVELI CORPORATION

PRESENT: K PURANTHARA DHAS M A M Phill

D.Dis.No. TP2/2349/26
1461/CP/25-26/0057030

Dated : 21-Aug-2026

Sub: TOWN PLANNING - TIRUNELVELI CORPORATION

S.No 29/11A of
RAJAGOPALAPURAM Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.G VISHNU PARTNER to Layout of S.No. 29/11A of RAJAGOPALAPURAM Village Into 77 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

21/8/26,

Encl: Approved Plan
To
Mr.G VISHNU PARTNER
103 RTO Office Road,
SIVANTHIPATTI ROAD(WARD
55), THIYAGARAJA NAGAR,
Palayamkottai

for Commissioner,
TIRUNELVELI CORPORATION

21/8/26

CONDITIONS	
S.No.	**Condition Name**
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

Print

TIRUNELVELI CORPORATION / திருநெல்வேலி மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண் : 146/CP/26-27/0047294

Receipt Date / பற்றுச்சீட்டு நாள் : 17-Aug-2026 10:50:11 AM

Service Name / சேவையின் பெயர் : Layout Approval payment

Property Tax Assessment No / :

Applicant Name / விண்ணப்பதாரர் பெயர் : G VISHNU PARTNER

SI Ward / Ward / பிரிவு / வார்டு : N/AWARD 55

Address / முகவரி : 103 RTO Office Road,State Bank Colony ,
palayamkottai,
PIN Code -627007

Mobile No / அலைபேசி எண் : 9786077884

Demand Notice No
LA/146/2026/055/000012

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	APPLICATION SCRUTINY FEES	27055.00
2	Layout Permission Fee	66750.00
3	Layout Under Ground Drainage	385000.00
4	Layout Approval Deposit	445000.00
5	Layout Water Connection	480000.00
6	Layout Street Light	1600000.00
	Total / மொத்தம்	**3003805.00**

Remarks:N/A

Payment Details : 3003805.00/- Online 17-Aug-2026

Amount In Words : [Thirty Lakh Three Thousand Eight Hundred Five Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FS 982003

ரூபாய் :- 100-

நாள் :- 26 AUG 2026

எஸ்.எம். செய்யது அலி
ஸ்டாம்பு வெண்டர்
மேலப்பாளையம்
உ.எ. 16/97

G. VISHNU REDDIYARPATTI

AFFIDAVIT

1. We "SRI BALAJI PROMOTERS"- (Partner Name: Thiru.G.Vishnu) - promoter of the proposed project – Project Name - **"THIRUMALAI BALAJI NAGAR PHASE II"** situated at Survey No: 29/11 Part, T.S. Ward: BU, Block:8 T.S.Number: 16/38, Rajagopalpuram Village, Palayamkottai Ward, Palayamkottai Taluk, Tirunelveli District.

2. We are proposing Residential Layout and applying TNRERA approval for the same in the above mentioned location measuring an Extent of 4.45 Acre (18035 sq.m).

3. We have completed - Development works in our site – Roads and Drainage as per orders received from the DTCP and Local body norms – (Attached Drone and GPS Images)

For SRI BALAJI PROMOTERS

PARTNER

4. For Other Development Works like

a) Layout Water Connection – Rs.4,80,000

b) Layout Street Light – Rs. 16,00,000

c) Layout Underground Drainage – Rs. 3,85,000

Have paid the corresponding amount to TIRUNELVELI CORPORATION on 17th August 2026 via Online Receipt No : 146/CP/26-27/0047294.

5. Here with this Affidavit will enclose the Paid Receipt and completed photos for your kind reference.

6. Hence Kindly consider this affidavit and issue the RERA approval for the same.

For SRI BALAJI PROMOTERS

PARTNER

DEPONENT

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.