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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

R.Baskaran M.L.,
Additional Advocate General (AAG) - VI
Madurai Bench of Madras High Court
LAW OFFICE : Madras High Court, Madurai Bench, Madurai - 625 023. **Tel.** : 0452 2433353

OPINION No. 35/AAG V/2025, Dated: 18.09.2025

To

Tr. P. Renganathan, B.E., M.Tech. (IIT-D),
Member Secretary/Joint Director,
Tirunelveli LPA, District Town Planning Office,
South bye-pass road,
Tirunelveli

Sir,

REF: (1) Na.Ka.No. 1341/2025/T.Veli/M3 dated 04.08.2025
(2) Na.Ka.No. 1341/2025/T.Veli/M3 dated 10.09.2025
(3) Orders in W.P.(MD) Nos. 13946 dated 08.05.2025

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It is seen that the Managing Director of M/s RSR Infra Developers Pvt. Ltd. had filed writ petition seeking for writ of declaration in reference no. 3. The case of the writ petitioner before the Hon'ble Court would be that the land purchased by the company had been included in the Tirunelveli LPA Perumalpuram Extension DDP – 9, comprehensive variation map no. 5, issued by the Director/Commissioner, DTCP and Member Secretary, Tirunelveli LPA, in DDP (V/DTCP No. 7/2003) vide proceedings in R.O.C. No. 19707 of 1999 DP1 dated NIL.07.2023 earmarking Petitioners property, as proposed road, as lapsed in light of Section 38 of TNTCP Act 1971.

Even though the Hon'ble High Court had allowed the writ petition vide order dated 08.05.2025, it has been mentioned that the acquisition process had commenced in the year 2019. Actually no such acquisition process took place.

Mobile : 94431 59753 **e-mail :** aagmaduraibench@gmail.com, rbassociateshc@gmail.com

In order to clarify that your office had written the letter in reference no. 2 in and by which it has been clarified that no acquisition process had been initiated for the proposed 60 ft. wide scheme road in S.F. No. 737/1, 2, and 4.

In view of the order passed by the Hon'ble Court the proposed scheme had been declared in the detailed plan in respect of the land mentioned above shall lapse and the authorities shall carry out the corresponding changes in the relevant records by indicating the name of the Petitioner as owner.

The pendency of the W.P.(MD) No. 24888 of 2023 before the Hon'ble Madurai Bench of Madras High Court forbearing the authorities from making any changes in Plan No. 5 of Master No. 9, Perumalpuram Extension, Tirunelveli City without considering his objection dated 14.10.2022 had become redundant since the Hon'ble Court had already declared the above scheme as lapsed and hence the said property cannot be shown as approach road for other man's land.

ADDL. ADVOCATE GENERAL V TN

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

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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

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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.