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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. EVMAQ3G0/2024/TCP Date : 03/02/2024

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Commissioner
Nagercoil City Municipal Corporation,
Nagercoil,
Kanyakumari District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town And Country Planning, Kanyakumari District - The proposal for Residential Layout with an extent of 7950.00sq.m (1.964 Acre) in S.F.Nos:311/2A,2B,3A,3B,9A,9B of Thengamputhoor Village ,Nagercoil corporation, Agastheeswaram Taluk, Kanyakumari District - Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr. Justin Nathaniel & One Other Letter, (Online Application No: EVMAQ3G0, Dated: 25.11.2023
2. Director of Town and country planning Office, Chennai, Letter No. EVMAQ3G0 (Road pattern issued on dated: 09.01.2024).
3. Circular from the Director of Town and Country Planning, ROC. No: 19799 / 2020, Dated:24.12.2020.
4. Applicant Mr. Justin Nathaniel & One Other (Gift deed document no: 247/2024 and 248/2024, dated: 20.01.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12. Demand payment Request Letter, Dated: 01.02.2024 (requiring payment Centage charge and Development fees).
13. Applicant Mr. Justin Nathaniel & One Other Letter, Dated: 01.02.2024 (Payment of Centage charge and Development Fees).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, applicant has requested for approval the proposal for Residential Layout with an extent of 7950.00sq.m (1.964 Acre) in S.F.Nos: 311/2A,2B,3A,3B,9A,9B of Thengamputhoor Village ,Nagercoil corporation, Agastheeswaram Taluk, Kanyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Director on 09.01.2024. Further the Applicants Mr. Justin Nathaniel & One Other has gift deed the roads, road splays, park and public purpose area has been handed over to the local body on 20.01.2024 .Hence, this residential layout has been approved with below conditions.

1) As per the condition, the layout has been approved by Director of Town and Country Planning issued as SWP/LP/DTCP No: 05/2024 Dated: 03.02.2024 and Planning Permission No: 06/2024

issued by Member Secretary,Nagercoil Local Planning Authority,Nagercoil and enclosed with 2 set of original maps.
2) Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3) After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5) As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

Special Conditions
1.a) With reference to the 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.
3. 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.
4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning 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 individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1. Mr. Justin Nathaniel & One Other
   8/129, Kulathuvilai,
   Thengamputhoor,
   Agastheeswaram,
   Kanniyakumari-629602.

2. Office Record.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 11553 | 26/11/2023 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 10200.00 | 01/02/2024 |
| 4 | Development Charges | 15900.00 | 01/02/2024 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Kanniyakumari District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Kanniyakumari
Date:2024.02.03 15:31:17

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.