Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 165/2024 Date: 8/16/24 1:44 PM

From:

Executive officer

2, brammasanthi Street, panagudi

To :

Muthupandi
2/25, Mirasu Street,
Singilipatti,
Chokkampatti, Tenkasi.

Online Application Number: RCNBEYW8

Sir/ Madam,

Sub :

Residential Subdivision – Tirunelveli District – Radhapuram Taluk – Panagudi Special Grade Town Panchayat – Panagudi Part – II Survey No. 1731/2A1B, 1738/2B, 1739/1, 1741/3 and 1747/1 – Site Extent 19846 Sq.m (4.90 Acre) – Residential Subdivision of 93 Plots – Technical Concurrence Issued – Final Order Issued – Reg.

Ref :

1)Joint Director Town and Country Planning Department Tirunelveli, Technical Concurrence Letter Roc. No. RCNBEYW8/2024 Dated: 27.03.2024
2)Applicant Thiru. Muthupandi Online Application Number : RCNBEYW8
3)G.O. No. 18, Municipal Administration and Water Supply Department, Dated. 04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department Dated. 31.01.2020.
4)Junior Engineer, Town Panchayat (Vadakku Vallioor Headquarters), Work Completion Report
5)Connected Documents.

Body:

The Technical approval has been given by the Joint Director of Tirunelveli Town and Country Planning as seen in Reference (1) with conditions for a residential plot/plot sub-division situated in Survey No. 1731/2A1B, 1738/2B, 1739/1, 1741/3 and 1747/1 in area-II of Panagudi Town Panchayat Area, Tirunelveli District with an area of 19846 Sq.m (4.90 Acre).

The final approval for the subdivision was requested by the applicant through the online application vide Reference (2).

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 Junior Engineer's Town Panchayat work completion report is obtained as seen in reference (4). The approval of the subdivision has been approved subject to the following conditions and it is hereby decreed that the subdivision is approved.

Conditions

1) Subdivision approval is granted subject to the conditions and special conditions contained in the circular as seen in reference 1 (Attached).

2) 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% of the plots developed in the layout or 5 years whichever is later.

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) The Town Panchayat Department (Municipal Administration and Water Supply Department) has notlegally certified the title to the ownership by granting technical clearance and planning permission. Onlythe 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 Town Panchayat Department is not the right organization to decide this.

5) No land owned by Town Panchayat and other Government Departments shall be sold as plots in the Subdivision.

6) Owners shall act in accordance with the instruction given be the Executive Officer from time to time.

7) If the amount of plot approval fees paid is found to less or objection is made in the Audit the difference amount should be paid along with it.

11) A copy of the plot map should be provided by the petitioner to every purchaser of a plot in an approved plot.

12) The Hollowed part of the plot should be raised to the street level.

13) Sell. lease. transfer in any other way or build on any plot without prior approval of the Town and Country Planning Department, for any reason, change plot sizes, general allotment sizes and further sub-division of plots contrary to the in-principle approval map approved by the Town and Country Planning Department. Do not build.

14) The plot should be sold according to the dimensions specified in the plot plan.

15) Violation of norms will result in cancellation of permission.

16) To level the floor as much as required for foundation landslides should not be repaired soil, should not be dug out of the plot and pits should me maid.

17) Shade trees on all street more than 9mts provide shall be oppositely adjacent to each other at a distance of not more than 9mts. 1 from the road boundary must be set within meters.

18) The Petitioner must obtain approval from the concerned local authority for the plot. Before constructing any buildings on the land in the subdivision, permission must be obtained from the local authority for each building.

19) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

20) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.

21) The owners of the plot must enter into and agreement in writing with the (Executive Authority) to abide by the above condition. The sub-division conditions should be registered in the concerned sub-registrar's office. Plots are sold or leased subject to the above conditions. The above conditions should be included as part of the sale deeds to bind both the seller and the buyer of plots.

22) In case of building construction in this plot, proper building license/permission should be obtained separately from the town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

23) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

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

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

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

27) G.O. 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.

28) Joint Director of Tirunelveli Town and Country Planning Department Office's letter No RCNBEYW8/2024 Dated: 27.03.2024 Subject to the conditions must be followed.

29) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

30) This order does not apply to public places and roads where there is an encroachment.

31) The applicant has the full responsibility to maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

32) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.

33) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Copy To

1) Joint Director, Town and Country Planning Office, Tirunelveli
2) The Sub Register, Panagudi Sub Register Office, Panagudi
3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Tirunelveli District.
4) Assistant Director of Town Panchayat, O/o Assistant Director of Town Panchayat Tirunelveli Zone, Tirunelveli.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2024.08.16 13:44:49

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.