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: 511/2025 **Date:** 7/3/25 12:43 PM

From:

Executive officer

1A, planiyandavar kovil street Gopalasamudram

To :

Thiru. S.Angappan
1B, Pudupettai Middile Street
Palayamkottai
Tirunelveli – 627002
Online Application Number : CF0GN99Y

Online Application Number: CF0GN99Y

Sir/ Madam,

Sub :

Residential Layout- Tirunelveli District, Cheranmahadevi Taluk, Gopalasamudram Town Panchayat, Pirancheri Revenue Village, Ward No.14, PSN Nagar College near area, S.F.No. 113/3B, 114/1B, 2A1B, 119/16A1B, 19A2, 20A2, 39 and 120/3B - Extent of 13360.00sq.m (3.30 Acre)- Residential planning approval has been granted for the proposed residential Subdivision in the area. Regarding final approval by Gopalasamudram Town Panchayat

Ref :

1.) Applicants Thiru. S.Angappan, online letter No. CF0GN99Y /2024 dated; 05.09.2024
2.) Proceeding of Tirunelveli District Joint Director of Town and Country Planning Roc No. CF0GN99Y/2024/TCP, Dated: 11/11/2024
3.) Gopalasamudram Town panchayat Council Permission Resolution No. 389/2025, dated : 30.06.2025
4.) Applicants Thiru. S.Angappan Letter, Dated: 17.07.2025 (Payment of 74 Plots Scrutiny Fee, Vacant Land Tax, Library Cess, Regularization Fess , Street Light Electricity Board demand, Flag Day Fund, Security Deposit and Land Use Conversion Charges Payee Concern E Chellan).
5.) G.O. No. 138, Housing and Urban Development Department, Dated: 04.06.2004
6.) 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
7.) G.O. No. 141, Housing and Urban Development Department, Dated: 23.09.2020
8.) G.O. No. 181, Housing and Urban Development Department, Dated: 09.12.2020

Body:

The applicant sought permission from the Gopalasamudram Town Panchayat to set up a Residential Subdivision in the area. Thiru. S.Angappan applied through the website, and according to the letter of the Joint Director of Town and Country Planning Department, Tirunelveli District , and Ward No.14, PSN Nagar Nearby , Pirancheri Village S.F.No. 113/3B, 114/1B, 2A1B, 119/16A1B, 19A2, 20A2, 39 and 120/3B - Extent of 13360.00sq.m (3.30 Acre). Technical approval has been given for dividing the plot into 74 plots in the area. Borough Council Resolution No.389/2025, Dt: 30.06.2025 to grant final approval for subdivision. A certificate has been issued by the Junior Engineer stating that the development works requested by the applicant through the Town Panchayat, such as Providing BT Road, drainage construction, construction of an overhead water storage tank (PVC) , installation of water supply pipes, and installation of street lighting, have been properly completed. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given

Terms and Conditions

1.) Final approval is granted subject to special conditions and plot conditions as found in Annexure.

2.) Any land owned by the Town Panchayat and other Government Departments shall not be included in

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.) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines
22.) This order does not apply to public places and roads where there is an encroachment
23.) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.
24.) 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.
25.) 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, Cheranmahadevi Sub Register Office, Cheranmahadevi
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:2025.07.03 12:43:23

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.