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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

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

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. Online Application No: 0ZN1HKG0/2026/TCP Date : 09/04/2026

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Sir/ Madam,

Sub : Residential Layout – District Town and country Planning - Tirunelveli District, Tirunelveli Local Planning area - Palayamkottai Taluk - Tirunelveli Corporation – Ward No:BL, Block No:48, New T.S.No.5/12, (Old Ward No:3, Block No:25B, T.S. No.5)- Old Palayamchettikulam Village, S.FNo.158/3part) – Site Extent – 1.35 Acres (5463.00 sq.m) Layout Technical clearance - issued – Forwarded for further action - Reg.

Ref :
1. Applicant Thiru. S Nagarajan , Thiru.C.Venkadachalam, Thiru.S.G.Vignesh & Thiru.J.Mukesh, online application No: 0ZN1HKG0, Dated:23.03.2026.
2. District Town and country planning Office, Tirunelveli District Letter No: NR3NL0MI, dated:18.06.2025 and 0ZN1HKG0 dated:12.03.2026
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Thiru. S Nagarajan , Thiru.C.Venkadachalam, Thiru.S.G.Vignesh & Thiru.J.Mukesh Letter, Dated:04.04.2026.( Local body Gift deed document No.669/2025, dated:09.07.2025 & 336/2026, Dated:03.03.2026 & Electric Board Gift deed document No.670/2025, dated:09.07.2025).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Municipal Administration and Water Supply Department, dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, 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/Nov4(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.11.02.2026 (Requiring payment of Development Charges, Centage Charges, Subdivision Charges and Flag Day Fund).
13. Applicant Thiru. S Nagarajan , Thiru.C.Venkadachalam, Thiru.S.G.Vignesh & Thiru.J.Mukesh (Payment of Centage Fee and Fee and Flag Day Fund).
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant's have requested for the approval of residential layout in Tirunelveli District, Tirunelveli Local Planning area, Palayamkottai Taluk, Tirunelveli Corporation, Ward No:BL, Block No:48, New T.S.No.5/12, (Old Ward No:3, Block No:25B, T.S. No.5, Old Palayamchettikulam Village S.FNo.158/3part) Site Extent 1.35 Acres (5463.00 sq.m)
In continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the

Office of the District Town and country
planning, Tirunelveli District on 18.06.2025 and 12.03.2026. Further the applicant Thiru. S Nagarajan , Thiru.C.Venkadachalam, Thiru.S.G.Vignesh &
Thiru.J.Mukesh, have through gift deed the road, road splay and public purpose areas has been handed over to the local body vide Local body Gift deed
document No.669/2025, dated:09.07.2025 & 336/2026, Dated:03.03.2026 & Electric Board Gift deed document No.670/2025, dated:09.07.2025
Hence, the residential layout has been approved and approval number is issued as L.P/TLPA No: SWP/36/2026 and Planning Permission No: P.P/L.P/TLPA
No: SWP/44/2026 with below conditions.
Conditions:
1. After obtaining the layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government
order reference 8th , 10th , and 17th cited, the local body should give final approval to the layout.
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 through mail.
3. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
4. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall
be forwarded to this office for record.
5. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the
office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
6. As per Circular Cited in 13th, Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a
direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam / Collabland website It is requested to send
acknowledgment of receipt of receiving Maps and Proceeding orders.
Special Conditions :-
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled
through the appropriate forum. This office is not the appropriate authority to decide on this.
2. With reference to the 6th cited, 8th cited and 15th cited letter The Owners / developers shall be allowed either to carry out infrastructure
development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall
prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc, for the layout as per existing rules. Before taking over
the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of works done by the owners / developers. 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. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, local
body area, TANGEDCO area S.F.No., sub-division in favour concern local body.
4. 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.
5. 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 arises/ dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and
Country Planning is not the right organization to decide this.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 5463.00 Sqmt. (or) 1.35 Acre
No.of Plots : 21 nos
Gifted Over to Local Body:
Layout Road : 2244.62 Sq.mt
Public Purpose : 37.20 Sq.mt – 1.16%
TANGEDCO Purpose: 33.50 Sq.mt – 1.04%

Copy to
1. Thiru. S Nagarajan , Thiru.C.Venkadachalam, Thiru.S.G.Vignesh & Thiru.J.Mukesh,
Door No. 48 , Tiruvalluvar Nagar,
Tiruchirappall Airport,
Tiruchirappall - 620007
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East) Chennai – 600 102.
Email id:contact.tnrera@tn.gov.

3. The Assistant Director,
Department of Survey and Land Records,
Tirunelveli District

4. 3.Sub Registrar,
Burkitmanagaram,
Tirunelveli District

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 8195 | 23/03/2026 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 7500.00 | 06/04/2026 |
| 4 | Development Charges | 10926.00 | 06/04/2026 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 15000.00 | 06/04/2026 |

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

**Tirunelveli District.**

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Joint Director*
*Location:Tirunelveli*
*Date:2026.04.09 18:34:30*

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.