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

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. GV2GNZ2O/2025/TCP Date : 05/05/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President,
Avaraikulam Village panchayat,
Tirunelveli District.
2.Thiru.A.Paul Immanuvel,
No.63E/2A, Perumalnagar,
Sir/ Madam, Pattakasaliyanvilai, Nagercoil,
Kanyakumari District – 629 002.

Sub : Residential Layout - District Town and Country Planning - Tirunelveli District - Radhapuram Taluk – Valliyoor Panchayat Union – Avaraikulam Village Panchayat – Palavoor part -2 Village, Survey No. S.No.173/3A4A, 3A4B, 3B1, 3B2, 5A1, 5A2, 5B, 5C1, 5C2, 5D1 and 173/5D2 - Site extent 6750.00sq.m. (1.667Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.A.Paul Immanuvel onlne application No. GV2GNZ2O/2025, dated.01.02.2025.
2. The Joint Director, District Town and country planning Office, Tirunelveli District online Letter No. GV2GNZ2O /2025 (Road pattern issued on 12.04.2025) .
1. Joint Director, Agriculture department, Tirunelveli District Letter No. Ne2/8776/2024, dated: 19.12.2024.
2. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, dated: 24.12.2020.
3. Applicant Thiru.A.Paul Immanuvel letter, Dated:28.04.2025 (Gift deed document No.1665/2025 and 1664/2025 dated.25.04.2025).
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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/UD4(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.02.05.2025(Requiring payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
13. Applicant Thiru.A.Paul Immanuvel payment paid on 05.05.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges 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 has requested for the approval of residential layout in Tirunelveli District, Radhapuram Taluk, Valliyoor Panchayat
Union, Avaraikulam Village Panchayat, Palavoor part - 2 Village, Survey No. S.No.173/3A4A, 3A4B, 3B1, 3B2, 5A1, 5A2, 5B, 5C1, 5C2, 5D1 and 173/5D2 - Site extent
6750.00sq.m. (1.667Acre).
In the continuation, with reference to the 2nd cited letter, road pattern for Residential layout has been issued by

the Tirunelveli District Town and country planning
Office, dated.12.04.2025. Further the applicant Thiru.A.Paul Immanuvel has through gift deed the road, park, road splay areas and public purpose areas has been
handed over to the Avaraikulam Village Panchayat vide Gift deed document No.1665/2025 and 1664/2025 dated.25.04.2025.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/37/2025 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 9th and 16th 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.
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 Tahsildhar to update in Tamilnilam website.

Special Conditions :-

1. (a)With reference to the 7th cited, 9th cited and 16th cited letter, if the located site lies in the Municipal/ Corporation areas: 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.
(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 area, local body
area, TANGEDCO area 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Planned area rule- 3 it has been requested to collect Rs.1000/- as
scrutiny fee for each plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final
approval

Head of Account:
0217 Urban Development –
60 Other Urban Development Schemes –
800 Other Receipts –
AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees –
09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14/CB dated: 04.07.2014 states 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
Department is not the right organization to decide this".
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10125	01/02/2025
2	OSR Fee	47511	28/04/2025
3	Centage Charges	6900.00	05/05/2025
4	Development Charges	13500.00	05/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9200.00	05/05/2025

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:2025.05.05 19:35:45

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.