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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. 2CPWAD0L /2026/TCP Date : 11/03/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer,
Beemanagari Village panchayat,
Kanniyakumari 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 - 5050 sqm (1.247 acre )in S.No.235/4 of Thirupathisaram Village - Beemanagari Village panchayat-Thovalai panchayat union-Thovalai Taluk- Kanniyakumari District - Planning Permission issued - Forwarded for further action - Reg.

Ref :
1. Applicants, Mr.A. LIPTON,Online Application No: 2CPWAD0L dated:07.12.2025
2. District Town and country planning Office, Kanyakumari District Letter Roc No. : 2CPWAD0L /2026/TCP, (Road pattern issued on dated: 04.02.2026).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicant, Mr.A. LIPTON , Letter, Dated: 27.02.2026. (Gift deed document No: 290/2026, dated: 06.02.2026, 337/2026 , dated-11.02.206).
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 / 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:06.03.2026 (requiring Payment of OSR,Development charges and Sub division charges).
13. Applicants , Mr.A. LIPTON , Dated: 11.03.2026 (Payment of OSR, Development charges and Sub division charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019-BA2, Dated: 13.03.2019.
16. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.

With reference to the 1st Cited letter, applicants has requested for approval of the proposed Residential Layout in S.No. 235/4 with an extent of 5050 sqm (1.247 acre) of
Thirupathisaram Village , Beemanagari Village panchayat,Thovalai panchayat union,Thovalai Taluk,Kanniyakumari District.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary on 04.02.2026. Further
the Applicant. Mr.A. LIPTON has through gift deed the road, has been handed over to the local body on 06.02.2026. Hence, this residential layout has been approved with below
conditions.

1) As per the condition, the layout has been approved and approval number is issued as

LP/NLPA No: SWP/ 17/2026, and PP/LP/NLPA No: SWP/
22/2026 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

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 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website
Special Conditions.

Special Conditions
1.a) With reference to the 6th cited and 8th 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, park 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 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, 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 Directorate of Town and Country Planning 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 for 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.With Reference To The 15TH Cited Letter, The Land Adjacent To The Waterbody Demarcated As As No Development Zone Shall Be Retained As Such And It Shall Be
Confirmed By The Concern Local Body.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:
1.Mr.A. Lipton,
31, Victory Lane,
Vadasery,
Nagercoil,
Kanyakumari -629003

2.Office Record.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 7575 | 07/12/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 6300.00 | 11/03/2026 |
| 4 | Development Charges | 10100.00 | 11/03/2026 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 8400.00 | 11/03/2026 |

**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 Not Verified*

*Signed by: Assistant Director*
*Location:Kanniyakumari*
*Date:2026.03.11 17:48:33*

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.