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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 706/2025 **Date:** 12/12/25 7:10 PM

From:

Executive officer

29/14, James Road, Thisaiyanvilai

To :

Thiru. P. Dharmalingam, S/o Periyasamy,
Door No 21/5A, Sudalaiyandavar Kovil street,
Thisaiyanvilai ,Tirunelveli - 627 657

Online Application Number: 6HRAUOBT

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planing – Tirunelveli District – Thisaiyanvilai Taluk – Thisaiyanvilai Town Panchayat – Thisaiyanvilai Village, Survey No 518/2B2, 519/1B, 1D, 2B,2C, 520/2A2, & 520/3A2 – Site Extent 9319 sq.m (2.30 Acre) – Technical Clearance issued – forwarded for further action – Reg.

Ref :

01. Applicant Thiru. P. Dharmalingam online application No 6HRAUOBT/2025/TCP , Dated 19.06.2025
02. The Joint Director, District Town and Country Planning office, Tirunelveli District online Letter No 6HRAUOBT/2025/TCP (Road Pattem issued on 10.07.2025)
03. Circular form the Director of Town and country planning Roc No 19799/2020 dated 24.12.2020
04. G.O 138, Housing and Urban Development Department Dated 04.06.2024
05. G.O 79, Housing and Urban Development Department Dated 04.05.2017
06. G.O 18, Municipal Administration and water Supply Department Dated 04.02.2019 and G.o 16 Minicipal Administration and Water Supply Department Dated 31.01.2020
07. G.O 141, Housing and Urban Development Department Dated 23.09.2020
08. G.O 181, Housing and Urban Development Department Dated 09.12.2020
09. Government Letter No 19113/UD4(3)/2017-1, Housing and Urban Development Department Dated 30.08.2017
10. Circular form the Commissioner of Town and Country Planning Letter No 13686/2017/LA1 Dated 08.09.2017

11. Circular form the Director of Town and Country Planning Letter No 320/2022/TCP3 Dated 07.01.2022
12. Demand Payment request Letter Date 21.07.2025
13. Applicant Thiru. P. Dharmalingam Payment Paid on 21.07.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges and Flag day Fund)
14. Applicant Thiru. P. Dharmalingam handed over to the Thisaiyanvilai Town Panchayat Vide Gift deed document no 2235/2025 and 2236/2025 Dated 17.07.2025
15. Circular form the Commissioner of Town and Country Planning Letter No 4367/2019/TCP2 Dated 14.10.2019
16. G.O 141, Housing and Urban Development Department Dated 16.07.2022
17. G.O 2(D)71, Housing and Urban Development Department Dated 17.02.2025
18. Tamilnadu Government Gazette number ;22 Part VI – Section : 1 VI (1) 362/2025(Roc No : 78/2017) Dated 04.06.2025 Page No 267
19. In the Same office Roc No 706/2025 date 12.12.2025
20. Related Documents

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tirunelveli District, Thisayanvilai Taluk, Thisayanvilai Town Panchayat, Thisayanvilai village , S.F NO 518/2B2, 519/1B, 1D, 2B,2C, 520/2A2, & 520/3A2 with site extent of 9319.00 sq.m (2.30 Acre) Vide reference 18th cited reclassification orders issued for the change of land use from Agricultural Land use zone into Residential land use zone for the above land in Thisaiyanvilai Master Plan.

And The Tirunelveli District Town and Country Planning Department issued Technical Sanction Plan L.P/TVLD No SWP/71/ 2025 and Planning Permission No Roc No 6HRAUOBT/2025/TCP through online for the residential lay out extent of 9319 sq.m (2.30 Acre) Comprising Re.survay. No 518/2B2, 519/1B, 1D, 2B,2C, 520/2A2, & 520/3A2 Thisaiyanvilai Village , Thisaiyanvilai Town Panchayat, Tirunelveli District.

Details of the Project is given blow

Project Details

Amount Paid in Government Head

S.No

(1) Survey No

(2) Guideline Value

(3) Total Extend

(4) Guideline value as per Total Extend (5)

(3) X (4) As Per G.O 3 % of Guideline value of Total Extend Remarks

1 518/2B2, 519/1B, 1D, 2B,2C, 520/2A2, & 520/3A2 Rs.85500/- Ha 9319 sq.m R.s.796775/- R.s 23904/-

IFHRMS– (20251212101207) Through E -Challan

Hence, this Residential Layout has been approved with the below conditions,

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.12.12 19:10:25

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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