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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. CMTS9WKB/2024/TCP Date : 09/02/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Executive Officer ,
Panagudi Town Panchayat,
Tirunelveli District .
2.Thiru.R.Cino Peter,
66B/8, Canaan Street,
Sir/ Madam, Kamaraj Nagar, Kattaiyenvilai,
Agastheeswaram, Vadasery,
Kanyakumari District – 629 003.

Sub : Residential Layout – District Town and Country planning - Tirunelveli District – Radhapuram Taluk – Panagudi Town panchayat - Panagudi Village - S.No.1780/1B, 1780/2B, 1781/2B2, Site Extent 9865.00Sq.m.(2.437Acre) - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.R.Cino Peter online application no. CMTS9WKB/2024/TCP Dated: 24.11.2023.
2.The Joint Director, District Town and country planning Office, Tirunelveli District Letter No: CMTS9WKB/2024/TCP (Road pattern issued on dated:
05.01.2024).
3.Circular from the Director of Town and Country Planning, Roc.No19799/2020, Dated: 24.12.2020.
4. Applicant Thiru.Cino Peter, Dated:02.02.2024 (Gift deed document no:218/2024 Dated: 22.01.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13. Demand payment Request Letter, Dated:23.01.2024 and 24.01.2024 (OSR Fee, Centage Fee, Development Charges and Flag Day Fund).
14. Applicants Thiru.Cino Peter, Dated:23.01.2024 & 02.02.2024 (payment of OSR Fee, Centage Fee, Development Charges and Flag Day Fund).
15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director(Agriculture), Tirunelveli District, Office letter no: Ne2/2658/2023 Date:26.04.2023.
17. 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, Panagudi
Town panchayat, Panagudi Village, S.No.1780/1B, 1780/2B, 1781/2B2, Site Extent 9865.00Sq.m.(2.437Acre).
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 05.01.2024 Further the applicants Thiru.R.Cino Peter has through gift deed the road & road splay areas has been handed
over to the local body and Tangedco gift deed no.218/2024 and 217/2024, dated: 22.01.2024.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/12/2024 with below 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 15th 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 as per
Condition no.9 (b).
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 Tahsildar to update in TamilnilamWebsite
Special. Conditions.
1. (a)With reference to the 7th cited, 9th cited and 17th 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 concerned 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 concerned 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 dispute/ arises 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:


GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 14798 | 24/11/2023 |
| 2 | OSR Fee | 40170 | 23/01/2024 |
| 3 | Centage Charges | 14100.00 | 02/02/2024 |
| 4 | Development Charges | | |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |

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:2024.02.09 15:32:05*

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.