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

Layout Application - Final Approval Letter

Roc No: ROC No: CPZ8WMN9/2024/TCP

Date: 12/17/24 7:44 PM

From:

Village Panchayat

Parakkai

To :

Mrs.M.USHA,
W/o.Mahalingam,
4C, Observatory Street,
K.P.Road, Nagercoil – 629 001,
Kanyakumari District.
Mobile No. 9443130975

Online Application Number: CPZ8WMN9

Sir/ Madam,

Sub :

Residential Layout – Madhusoodhanapuram North Village – Parakkai Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 6850.00Sq.mts (1.692 Acres) comprising Re.survey.no. 614/7, 614/8 and 615/1, 615/2 of Madhusoodhanapuram North Village, Parakkai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District- Planning Permission issued by Kanyakumari District Parakkai Village Panchayat Office - Final Approval issuing–Reg

Ref :

1. ROC No: CPZ8WMN9/2024/TCP Technical Planning Permission Order, Kanyakumari District Town and Country Planning Office, Dated: 16.12.2024.
2. G.O.(M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.(M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Idalagudi Sub-Registrar Office Gift deed documents no: 5726/2024 & 5727/2024, Dated:11.12.2024 .
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mrs. M.Usha application CPZ8WMN9/2024, Dated: 25.11.2024.
6.Applicants Mrs. M.Usha :17.12.2024 Rs.1127310/-
(Over head tank –625000/-, Street Light and EB – \66000/-, Layout – 28000./-, Development – 357070./- Water Pipe Line – 51240/-)

(Payment of Layout Approval Fees and Layout Inspection Fees)

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/KKDIS/NLPA no: 50/2024 Dated: 16.12.2024 through online for the Residential Layout with an extent of 6850.00Sq.mts (1.692 Acres) comprising Re.survey.no. 614/7, 614/8 and 615/1, 615/2 of Madhusoodhanapuram North Village, Parakkai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 6850.00Sq.mts (1.692 Acres)
2. Project Survey numbers - 614/7, 614/8 and 615/1, 615/2
3. Local Body - Parakkai Village Panchayat
4. Village - Madhusoodhanapuram North Village
5. Total number of Plots - 28
6. Total area of the Roads and Splays - 1749.00 Sq.mts (Surrendered to Parakkai Village Panchayat through Idalagudi Sub-Registrar Office Gift Deed no: 5726/2024, Dated: 11.12.2024)
7. Local Body Reservation (A) - 27.50 Sq.mts (Surrendered to Parakkai Village Panchayat through Idalagudi Sub-Registrar Office Gift Deed no: 5726/2024, Dated: 11.12.2024)
8. TANGEDCO Reservation (B) - 27.60 Sq.mts (Surrendered to TANGEDCO through Idalagudi Sub-Registrar Office Gift Deed no:5727/2024, Dated:11.12.2024)
9. In the continuation, regarding the 3rd cited letter, Applicants Mrs. M.Usha surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the “Parakkai Village Panchayat” and “TANGEDCO” respectively through Gift deeds no: 5726/2024 & 5727/2024, Dated: 11.12.2024 Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

1. Layout Approval Fees - Rs. 357070/-
2. Layout Inspection Fees - Rs. 770240/-

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

1) As per the condition, the layout has been approved and the approval number was issued as 50/2024, Dated: 16.12.2024, Local Body Approved Layout Number 1 /2024-25 Dated: 17. 12.2024.

2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout. 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 regarding the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this

3) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department, Dated: 22.06.2017 has approved the Tamilnadu 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,

9) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
10) A display board viewing the DTCP-approved Layout plan of 6’ x 4' size shall be permanently provided at the entrance of the layout for public view. The date and number of the Parakkai Village Panchayat council resolution approving the layout should be indicated.
11) Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also informed that no right can be asserted on the ground that the layout has been approved where there is no actual title to the land.
12) The Promoter should provide the photocopy of this order, along with the Order and Plan copy issued by the Kanyakumari District Town and Country Planning office mandatorily to the plot purchasers.

Copy to:
1) Member Secretary, Nagercoil Local Planning Authority, Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.
2) Assistant Director (Village Panchayat), Kanyakumari District Collector Office Campus, Nagercoil.
3) Sub-Registrar, Idalagudi.
4) Block Development Office (Village Panchayat), Rajakkamangalam Panchayat Union.
5) Office record.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2024.12.17 19:44:04

Layout Application - Final Approval Letter

Roc No: ROC No: CPZ8WMN9/2024/TCP

Date: 12/17/24 7:44 PM

From:

Village Panchayat

Parakkai

To :

Mrs.M.USHA,
W/o.Mahalingam,
4C, Observatory Street,
K.P.Road, Nagercoil – 629 001,
Kanyakumari District.
Mobile No. 9443130975

Online Application Number: CPZ8WMN9

Sir/ Madam,

Sub :

Residential Layout – Madhusoodhanapuram North Village – Parakkai Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 6850.00Sq.mts (1.692 Acres) comprising Re.survey.no. 614/7, 614/8 and 615/1, 615/2 of Madhusoodhanapuram North Village, Parakkai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District- Planning Permission issued by Kanyakumari District Parakkai Village Panchayat Office - Final Approval issuing–Reg

Ref :

1. ROC No: CPZ8WMN9/2024/TCP Technical Planning Permission Order, Kanyakumari District Town and Country Planning Office, Dated: 16.12.2024.
2. G.O.(M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.(M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Idalagudi Sub-Registrar Office Gift deed documents no: 5726/2024 & 5727/2024, Dated:11.12.2024 .
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mrs. M.Usha application CPZ8WMN9/2024, Dated: 25.11.2024.
6. Applicants Mrs. M.Usha :17.12.2024 Rs.1127310/-
(Over head tank –625000/-, Street Light and EB – 66000/-, Layout – 28000/-, Development – 357070/- Water Pipe Line – 51240/-)

(Payment of Layout Approval Fees and Layout Inspection Fees)

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/KKDIS/NLPA no: 50/2024 Dated: 16.12.2024 through online for the Residential Layout with an extent of 6850.00Sq.mts (1.692 Acres) comprising Re.survey.no. 614/7, 614/8 and 615/1, 615/2 of Madhusoodhanapuram North Village, Parakkai Village Panchayat, Rajakkamangalam Panchayat Union, Agastheeswaram Taluk, Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 6850.00Sq.mts (1.692 Acres)
2. Project Survey numbers - 614/7, 614/8 and 615/1, 615/2
3. Local Body - Parakkai Village Panchayat
4. Village - Madhusoodhanapuram North Village
5. Total number of Plots - 28
6. Total area of the Roads and Splays - 1749.00 Sq.mts (Surrendered to Parakkai Village Panchayat through Idalagudi Sub-Registrar Office Gift Deed no: 5726/2024, Dated: 11.12.2024)
7. Local Body Reservation (A) - 27.50 Sq.mts (Surrendered to Parakkai Village Panchayat through Idalagudi Sub-Registrar Office Gift Deed no: 5726/2024, Dated: 11.12.2024)
8. TANGEDCO Reservation (B) - 27.60 Sq.mts (Surrendered to TANGEDCO through Idalagudi Sub-Registrar Office Gift Deed no:5727/2024, Dated:11.12.2024)
9. In the continuation, regarding the 3rd cited letter, Applicants Mrs. M.Usha surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the "Parakkai Village Panchayat" and "TANGEDCO" respectively through Gift deeds no: 5726/2024 & 5727/2024, Dated: 11.12.2024 Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

1. Layout Approval Fees - Rs. 357070/-
2. Layout Inspection Fees - Rs. 770240/-

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

1) As per the condition, the layout has been approved and the approval number was issued as 50/2024, Dated: 16.12.2024, Local Body Approved Layout Number 1 /2024-25 Dated: 17. 12.2024.

2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout. 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 regarding the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this

3) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department, Dated: 22.06.2017 has approved the Tamilnadu 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 instructions given by TNRERA.

4) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the plot purchasers should get Building Plan approval from the Village Panchayat separately.

5) EWS plots should not be altered or amalgamated, whereas in Village Panchayat areas the EWS-allotted plots should be altered if the plots were not sold for 3 years from the date of approval after getting prior approval from the department as per G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

6) Alteration of Plot dimensions, Road dimensions, Public purpose site dimensions, and Road patterns shall not be done without the prior approval of the Kanyakumari District Town and Country Planning office, showing any reason.

7) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.

8) No plot shall be sold, leased, or transferred by any other means or to build any construction on any plot before conforming to the above two conditions.

9) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.

10) A display board viewing the DTCP-approved Layout plan of 6' x 4' size shall be permanently provided at the entrance of the layout for public view. The date and number of the Parakkai Village Panchayat council resolution approving the layout should be indicated.

11) Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also informed that no right can be asserted on the ground that the layout has been approved where there is no actual title to the land.

12) The Promoter should provide the photocopy of this order, along with the Order and Plan copy issued by the Kanyakumari District Town and Country Planning office mandatorily to the plot purchasers.

Copy to:

1) Member Secretary, Nagercoil Local Planning Authority, Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.
2) Assistant Director (Village Panchayat), Kanyakumari District Collector Office Campus, Nagercoil.
3) Sub-Registrar, Idalagudi.
4) Block Development Office (Village Panchayat), Rajakkamangalam Panchayat Union.
5) Office record.

Village

President
PARAKKAI PANCHAYAT

Signature valid
Signed by: Village Panchayat President
Location:Kanniyakuman
Date:2024.12.17 19:44:04

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.