Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 107/2025 Date: 6/13/25 3:58 PM

From:

Executive officer

2, brammasanthi Street, panagudi

To :

1. Antony Jesu Agin 2. Jesu Micheal Nithin

Online Application Number: 5ECJNCKD

Sir/ Madam,

Sub :

Residential Sub division – Tirunelveli District – Radhapuram Taluk – Panagudi Special Grade Town Panchayat – Panagudi Part – II Survey No. 1449/1A, 1450/1A – Site Extent 9544 Sq.m (2.355 Acre) – Residential Subdivision of 49 Plots – Technical Concurrence Issued – Final Order Issued – Reg.

Ref :

1)Joint Director Town and Country Planning Department Tirunelveli, Technical Concurrence Letter Roc. No. 5ECJNCKD/2025/TCP Dated: 12.04.2025

2) Applicant Thiru. Antony Jesu Agin and Jesu Micheal Nithin Online Application Number : 5ECNJCKD

3)G.O. No. 18, Municipal Administration and Water Supply Department, Dated.04.02.2019 and G.O.No.16,

Body:

The Technical approval has been given by the Joint Director of Tirunelveli Town and Country Planning as seen in Reference (1) with conditions for a residential plot/plot sub-division situated in Survey No. 1449/1A, 1450/1A in area-II of Panagudi Town Panchayat Area, Tirunelveli District with an area of 9544 Sq.m (2.355 Acre). The final approval for the subdivision was requested by the applicant through the online application vide Reference (2).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The approval of the sub division has been approved subject to the following conditions and it is hereby decreed that the subdivision is approved.

Conditions

1) Subdivision approval is granted subject to the conditions and special conditions contained in the circular as seen in reference 1 (Attached).

2) 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.

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 016, 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) The Town Panchayat Department (Municipal Administration and Water Supply 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 Town Panchayat Department is not the right organization to decide this.

5) No land owned by Town Panchayat and other Government Departments shall be sold as plots in the Subdivision.

6) Owners shall act in accordance with the instruction given be the Executive Officer from time to time.

7) If the amount of plot approval fees paid is found to less or objection is made in the Audit the difference amount should be paid along with it.

8) If any changes are made in this plot if plots are subdivided proper permission should be obtained from Town and Country Planning Department and Panagudi Town Panchayat.

12) The Hollowed part of the plot should be raised to the street level.

13) Sell. lease. transfer in any other way or build on any plot without prior approval of the Town and Country Planning Department, for any reason, change plot sizes, general allotment sizes and
further sub-division of plots contrary to the in-principle approval map approved by the Town and Country Planning Department. Do not build.

14) The plot should be sold according to the dimensions specified in the plot plan.

15) Violation of norms will result in cancellation of permission.

16) To level the floor as much as required for foundation landslides should not be repaired soil, should not be dug out of the plot and pits should me maid.

17) Shade trees on all street more than 9mts provide shall be oppositely adjacent to each other at a distance of not more than 9mts. 1 from the road boundary must be set within meters.

18) The Petitioner must obtain approval from the concerned local authority for the plot. Before constructing any buildings on the land in the subdivision, permission must be obtained from the
local authority for each building.

19) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

20) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.

21) The owners of the plot must enter into and agreement in writing with the (Executive Authority) to abide by the above condition. The sub-division conditions should be registered in the
concerned sub-registrar's office. Plots are sold or leased subject to the above conditions. The above conditions should be included as part of the sale deeds to bind both the seller and the
buyer of plots.

22) In case of building construction in this plot, proper building license/permission should be obtained separately from the town panchayat on payment of appropriate fees. Vacant Land tax should
also be paid on due date properly.

23) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

24) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction.

25) This order is not applicable if the applicant has attached false documents.

26) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

27) G.O. No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated
warranty.

28) Joint Director of Tirunelveli Town and Country Planning Department Office's letter No 5ECJNCKD/2025/TCP Dated: 12.04.2025 Subject to the conditions must be followed.

29) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

30) This order does not apply to public places and roads where there is an encroachment.

31) The applicant has the full responsibility to maintain the BT Road, Drain and Pipe Line

for 5 years from the date of handing over at their own cost.

32) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.

33) Street Lights and Electric Poles installed in the above plot section should be maintained at their own

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.06.13 15:58:05



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate