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

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. 6R0EW0ZT/2024/2024/TCP Date : 30/12/2024

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

2.M/s.Jones Infrastructures Pvt Ltd
No.2, Moovarasampattu Main Road,
Madipakkam,
Sholinganallur
Chennai - 600 091

Sir/ Madam,

Sub : Planning Permission – layout - Office of the District Town and Country planning - Tirunelveli Local Planning Area - Tirunelveli District - Tirunelveli Corporation - Palayamkottai Ward - Ward.BR- Block No.16 - T.S.No.12/12, 12/16 - Ward.BR - Block No.24 - T.S.No.1/11, 1/13, 1/15 (Old S.F.Nos. 86/1A & 131/2) Vijayaraghava mudhaliar Chatram Village - Vijayaraghava mudhaliar Chatram DD Plan No.9 and 11 - Site Extent 30.06 Acre (121674.00Sq.m) - Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant M/s.Jones Infrastructures Pvt Ltd, Online Application Reference No. 6R0EW0ZT /2024 , Dated:21.06.2024.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: 6R0EW0ZT /2024 /TCP 6, dated: 21.12.2024.
3. Online Application No. 6R0EW0ZT /2024 /TCP 6, dated: 04.12.2024.
(Road pattern issued)
4. Applicant M/s.Jones Infrastructures Pvt Ltd, Gift Deed No.8278/2024, Dated.16.12.2024 (OSR, Road, Public Purpose)
5. G.O.No.138, Housing and Urban Development Department, dated: 04.06.2004.
6. G.O.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019
7. G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020.
8. G.O. No.141, Housing and Urban Development Department, dated: 23.09.2020.
9. G.O. No.181, Housing and Urban Development Department, dated: 09.12.2020.
10.G.O. No.141, Housing and Urban Development Department, dated: 23.09.2020.
11. Letter No.19113/UD4(3)/2017-1/, Housing and Urban Development Department, dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No.13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
14. Assistant Director, Geology and Mines Department, Tirunelveli. Noc Letter No.722/Mines-1/2024, Dated.02.12.2024
15. Demand Payment Request Letter, dated.24.12.2024
16. Applicant M/s.Jones Infrastructures Pvt Ltd, fees remittance letter dated.24.12.2024
17. The Director of Town And Country Planning, Chennai ROC No. 9430/2024/TCP6, dated.22.05.2024
18. Tirunelveli Local Planning Authority Meeting Resolution No: 14, Date: 06.12.2024

With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Tirunelveli Local
Planning Area, Tirunelveli District, Tirunelveli Coporation , Palayamkottai Ward , Ward.BR, Block No.16, T.S.No.

12/12, 12/16 , Ward.BR, Block No.24,
T.S.No.1/11, 1/13, 1/15 (Old S.F.Nos. 86/1A & 131/2) Vijayaraghava mudhaliar Chatram Village, Vijayaraghava mudhaliar Chatram DD Plan No.9 and 11,
Site Extent 30.06 Acre (121674.00Sqs.m)

The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai
under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as LP/DTCP No.96/2024.

On the receipt of the requisite charges vide Reference No: 16th cited above, the Planning Permission is issued for the above proposed residential
layout which has been approved with below conditions.

As per the condition, the residential layout has been approved and approval number issued as PP/L.P/TLPA NO: SWP/152/2024 and enclosed with 2
set of original maps and gift deed documents has been forwarded with it for further action.

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

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.

It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

As per circular cited in 12th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam website.
Special Conditions :-
1. With reference to the 6th cited, 7th cited and 10th cited Government Orders, 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.
2. .(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out
more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in
appropriate permission for amalgamation of EWS plots.

3. Vide Tirunelveli Local Planning Authority Resolution no: 14, Dated 06.12.2024, A resolution is passed that after receiving soil test and stability report,
issue the final approval for this proposal to the concerned local body. The Commissioner, Tirunelveli City Municipal Corporation is requested to ensure that
the soil test and stability report is obtained before issue of final layout approval.

4. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, local
body area, TANGEDCO area S.F.No, sub-division in favour concern local body.

5. 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

6. According to the 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 individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning is not the right organization to decide this.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	241766	21/06/2024
2	OSR Fee		
3	Centage Charges	124200.00	24/12/2024
4	Development Charges	243348.00	24/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	248400.00	24/12/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Tirunelveli District.

Enclosure

1.Layout original map and Condition – 2 set

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.