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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 3/2026-2027

Date: 7/10/26 11:03 AM

From:

Village Panchayat

Beemanagari

To :

Mr. A. Lipton,
31, Victory Lane,
Vadasery, Nagercoil.
Pin – 629003.

Online Application Number: 2CPWAD0L

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 5050 Sq.mts (1.247 Acre) comprising Re.sur.nos 235/4 & 11.03.2026 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: 2CPWADOL/2026/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 11.03.2026.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. Director’s Circular Roc.No.4367/2019-BA2, Directorate of Town and Country Planning Department, Dated: 05.02.2020.
4. Vadasery Sub-Registrar Office Gift deed documents no: P 56 /2026 & 290/2026, Dated: 06/02/2026.
5. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
6. Commissioner, Rural Development and Panchayat Raj Department letter Rc.No. 4870/2024/PRI.MIS-1, Dated: 16.05.2025.
7. OSR Fees receipt, Dated: 11.03.2026.
8. Layout Estimation, Approval Fees and Miscellaneous Fees receipt, Dated: 06.07.2026 .

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical Clearance for the Residential Layout with an extent of 5050 Sq.mts (1.247 Acre) comprising Re.sur.nos 235/4 & 11.03.2026 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District.
In the continuation, regarding the 4th cited reference, Applicant Mr. A.Lipton had surrendered the Road & Splay area and Public Purpose site "A" (Local Body Reservation) to Beemanagari Village Panchayat wide Gift deed no: P 56 /2026, Dated: 06/02/2026 and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deed no: 290/2026, Dated: 06/02/2026. With reference to the 8th cited reference, the necessary fees for Layout approval as per references '5' and '6' were collected from the applicant through online as layout estimation fees, layout approval fees and through offline as miscellaneous fees as per Tamilnadu Panchayat Rules in the panchayat account head as shown below,
1. Layout Approval Fees = Rs.4,47,433 /-
(Receipt no: 2026070657842, Transaction no: 11000371136211 , Date: 06.07.2026)

Hence, this Residential Layout has been approved and the approval number was issued as,
Layout Approval number: 03/2026, Dated: 08.07.2026. The details of the project is given below,
1. Total number of plots approved - 20 plots
Areas reserved for Beemanagari Village Panchayat wide Gift deed no:P56/ 290/2026, Dated: 06.02.2026
2. Roads & Splays area - 1268.280 Sq.mts
3. Local Body Reservation (A) - 3781.720 Sq.mts (0.91%)
4. Open Space Reservation (OSR) - 34.60 Sq.mts (0.91%)

Area reserved for TANGEDCO wide Gift deed no:P56/290/2026, Dated: 06.02.2026
5. TANGEDCO Reservation (B) - 29.94 Sq.mts (0.79%)
Conditions:
1) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 have 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.
2) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the purchasers should get Building Plan approval from the Village Panchayat Separately.
Copy to:
1) Sub-Registrar, Vadasery SRO, Nagercoil, Kanniyakumari District.
2) Assistant Director, Nagercoil Local Planning Authority, DTCP, Nagercoil.
3) Assistant Director (Village Panchayat), Nagercoil.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2026.07.10 11:03:09

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

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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.