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DIGITALLY VERIFIED RECORD

TP/15820157 7/2023.

தானம் எண் 3785/2023

GIFT DEED

This Indenture made the 23rd day of AUGUST 2023. Between Mr.**BALAKRISHNAN** (Aadhaar Card No.**2075 4363 0022)** Son of Mr.Perumal residing at Door No.16, Valajapettai North Street, Thachanallur, Thachanallur Post, Tirunelveli-627358.(hereinafter called **'the donor"**) which expression shall where the context admits include his heirs executors, administrators and legal representatives of the **One Part.**

and infavour of

The Tirunelveli Corporation constituted under Tamil Nadu Act 28 of 1994 (The recipient of the donation Here in after called **"the donee"** which expression shall where the context admits include its successors and assigns) of the **Other part.**

WHEREAS the Donor is well and sufficiently entitled free from encumbrances to the piece or parcel of land premises hereinafter described and included by virtue of Sale deed dt : 05.06.2023 as Document No.**2555/2023** in Book I, in the office of Pettai Sub Registrar, Tirunelveli. to be hereby granted conveyed and assigned.

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Comparison of 26 sheets.
Registering Officer

AND WHEREAS the Donor has agreed to transfer the said piece or parcel of land and premises to the donee as a gift subject to the payment by the donee of all existing and further taxes charges assessments and ground-rent in respect or the same and the donee has agreed to accept the same subject to such conditions.

AND WHEREAS the said piece or parcel of land and premises is of Rs.100/- (Rupees Hundred only) for the purpose of stamp duty under G.O.Ms.No.353 dt:17.04.80, commercial taxes and religion Endowment Department.

NOW THIS INDENTURE further WITNESSETH that the Donors doth hereby give grant, convey assign unto Donee who hereby accept the same, ALL THAT piece or parcel of land bearing Survey No.21/1 Part Situated in the Village of Vahaikulam Village, in the Registration Sub-District of Pettai, Joint Director, District Town and Country Planning/Tirunelveli Local Planning authority Letter Roc No.YKFOQ2C2, dated : 17.08.2023, and more particularly described in the schedule hereunder written TOGETHER with all buildings, trees, commons liberties, privileges, easements, advantages or and

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2 Sheet Registering Officer

appurtenances whatsoever to the said piece or parcel of land buildings and premises or any of them in anywise appertaining to heretofore occupied or enjoyed therewith AND all the estate, right, title, interest property claim and demand whatsoever of the DONOR unto and upon the same premises TO HAVE AND TO HOLD the said piece or parcel of land premises hereby granted, conveyed and assigned unto the donee for ever AND the Donor doth hereby convenient with the donee that the Donors now hath good right to grant conveyed and assign the premises hereby granted conveyed and assigned unto the donee in manner aforesaid. AND that the donee shall and may at all times hereafter peaceably and quietly posses and enjoy the said premises free from all encumbrances whatsoever without any lawful eviction interruption claim or demand whatsoever from or by the donor or any person claiming or demand trust for him AND further that the donor and all persons having or lawfully or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the donor or from or under any of his ancestors shall and will from time to time and at all times hereafter if the request and cost of the done do executed and register or case to be done executed and registered all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the done in manner aforesaid or as shall or may be reasonably required.

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3 Sheet
Registering Officer

IN WITNESS Where of the donor hath hereunto set his hand and seal and the common seal of the municipal council of the donee was hereunto affixed the day and year first above written. This document is executed for the public purpose.

The schedule above referred to all that piece or parcel of land and premises in Survey No.21/1 Part, Situated in the Vahaikulam Village in the Registration Sub-District of Pettai.

Value of the above properties are Rs.100/-

THE SCHEDULE ABOVE REFERRED TO

All that Piece and Parcel of the land situated in the Tirunelveli Registration District and Sub-Registration District of Pettai, **Vahaikulam Village,** Tirunelveli Taluk, Tirunelveli District, Survey No.21/1,Town Ward No.S, Town Block No.4, Town Survey No.1/3 situated in the Zone of Tirunelveli, Corporation of Tirunelveli.

SCHEDULE -1

(S.No.21/1,T.S.No.1/3)

East to West 10.00m Layout Road No.1

Measurements :

East to west in North = 151.90 m

East to west in South = 147.80 m

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4 Sheet Registering Officer

South to north in East = 10.00m

South to North in West = 10.00m

Extent = **1498.50 Sq.mtr**

Boundaries On :

North By: House Plots, North to South 9.00m wide Road No.2 (Schedule -2) House Plots & North to South 7.20m wide Road No.9 (Schedule -9) and Park-1.

East By: T.S.No.2/2Exg.Road 9.14mwide

South By: Town Survey Ward.S, Block.4, T.S.No.1/5, Vacant Land..

West By: Town Survey Ward.S, Block.3, T.S.No.14/1, Vacant Land.

SCHEDULE -2

(S.No.21/1,T.S.No.1/3)

North to South9.00m Layout Road No.2

Measurements :

East to west in North = 9.00 m

East to west in South = 9.00 m

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5 Sheet Registering Officer

South to north in East = 99.50m

South to North in West = 98.85m

Extent = **892.58 Sq.mtr**

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2,

East By: House Plots, North to South 7.20m wide Road No.8 (Schedule -8) & House Plots.

South By: East to West 10.00m wide Road No.1 (Schedule-1)

West By: House Plots, East to West 9.00m wide Road No.3 (Schedule -3) & East to West 7.20m wide Road No.4 (Schedule -4)

SCHEDULE -3
(S.No.21/1,T.S.No.1/3)

East to West 9.00m Layout Road No:3

Measurements :

East to west in North = 89.35 m

East to west in South = 88.20 m

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6 Sheet Registering Officer

South to north in East = 9.00m

South to North in West = 9.00m

Extent = **798.98 Sq.mtr**

Boundaries On :

North By: House Plots

East By: North to South 9.00m wide Road No.2

(Schedule -2)

South By: House Plots

West By: Town Survey Ward.S, Block.3, T.S.No.10/11

Vacant Land ,

SCHEDULE -4

(S.No.21/1,T.S.No.1/3)

East to West 7.20m Layout Road No:4

Measurements :

East to west in North = 92.15 m

East to west in South = 92.00 m

South to north in East = 7.20m

South to North in West = 7.20m

Extent = **662.94 Sq.mtr**

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7 Sheet Registering Officer

Boundaries On :

North By: North to South 9.00m wide Road No.5

(Schedule -5),House Plots & North to South 7.20 m wide Road No.6

(Schedule -6) &House Plots, North to South

7.20 m wide Road No.7 (Schedule-7), House Plots.

East By: North to South 9.00m wide Road No.2 (Schedule -2)

South By: House Plots.

West By: Town Survey Ward.S, Block.3, T.S.No.10/9

Vacant Land

SCHEDULE -5
(S.No.21/1,T.S.No.1/3)

North to South 9.00m Layout Road No:5

Measurements :

East to west in North = 9.00 m

East to west in South = 9.00m

South to north in East = 17.80m

South to North in West = 16.35m

Extent = **153.68 Sq.mtr**

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8 Sheet Registering Officer

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.8/9

Vacant Land

East By: House Plots

South By: East to West 7.20m wide Road No.4 (Schedule-4)

West By: Town Survey Ward.S, Block.3, T.S.No.10/9

Vacant Land ,

SCHEDULE -6

(S.No.21/1,T.S.No.1/3)

North to South7.20m Layout Road No:6

Measurements :

East to west in North = 7.20m

East to west in South = 7.20m

South to north in East = 20.25m

South to North in West = 19.70m

Extent = **143.82 Sq.mtr**

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9 Sheet Registering Officer

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2

Vacant Land

East By: House Plots

South By: East to West 7.20m wide Road No.4 (Schedule-4)

West By: House Plots.

SCHEDULE -7
(S.No.21/1,T.S.No.1/3)

North to South7.20m Layout Road No:7

Measurements :

East to west in North = 7.20m

East to west in South = 7.20m

South to north in East = 22.60m

South to North in West = 22.05m

Extent = **160.74 Sq.mtr**

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Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2

East By: House Plots

South By: East to West 7.20m wide Road No.4

(Schedule -4)

West By: House Plots.

SCHEDULE -8
(S.No.21/1,T.S.No.1/3)

East to West7.20m Layout Road No:8

Measurements :

East to west in North = 29.00m

East to west in South = 29.00m

South to north in East = 7.20m

South to North in West = 7.20m

Extent = **208.80 Sq.mtr**

Boundaries On :

North By: House Plots.

East By: North to South 7.20m wide Road No.9 (Schedule-9)

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11 Sheet Registering Officer

South By: House Plots

West By: North to South 9.00m wide Road No.2 (Schedule -2)

SCHEDULE -9
(S.No.21/1,T.S.No.1/3)

North to South7.20m Layout Road No:9

Measurements :

East to west in North = 7.20m

East to west in South = 7.20m

South to north in East = 103.60m

South to North in West = 102.60m

Extent = **742.32 Sq.mtr**

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2

East By: TANGEDCO (A)& Public Purpose land (B), East to West 7.20m wide Road No.10(Schedule -10), House Plots, East to West 7.20m wide Road No.11(Schedule -11), Park-1 & Owner use land.

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South By: East to West 10.00m wide Road No.1 (Schedule-1)

West By: House Plots &East to West 7.20m wide Road No.8 (Schedule -8)

SCHEDULE -10

(S.No.21/1,T.S.No.1/3)

East to West7.20m Layout Road No:10

Measurements :

East to west in North = 44.35m

East to west in South = 42.65m

South to north in East = 7.20m

South to North in West = 7.20m

Extent = **313.20 Sq.mtr**

Boundaries On :

North By: TANGEDCO,House Plots&Park-2

East By: ApprovedLayout No. ம.பி.வ/ம(தி.க)எண்.128/87

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Contains 26 Sheets.
13 Sheet
Registering Officer

South By: House Plots.

West By: North to South 7.20m wide Road No.9

(Schedule -9)

SCHEDULE -11
(S.No.21/1,T.S.No.1/3)

East to West7.20m Layout Road No.11

Measurements :

East to west in North = 35.45m

East to west in South = 33.75m

South to north in East = 7.20m

South to North in West = 7.20m

Extent = **249.12 Sq.mtr**

Boundaries On :

North By: House Plots.

East By: Approved Layout No.ம.பி.வ/ம(தி.க)எண்.128/87

South By: Park - 1

West By: East to West 7.20m wide Road No.9(Schedule -9)

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SCHEDULE–12

Splay Area – 21Nos

1.50 x1.50x21Nos=**23.63 Sq.Mt**

2

SCHEDULE–13

(S.No.21/1,T.S.No.1/3)

LAYOUTPARK-1

Measurements:

East to West in North:33.75m

East to West in South: 22.35m

North to South in West:12.20m, after that West to East in North 12.80m, after that South to North in West 17.60m, after that East to West North.12.80 m, and South to North west 17.20 m, North South in East 48.30m

Extent= **1094.98Sq.mt.**

Boundaries On :

North By: East to west 7.20m wide Road No.11(Schedule-11)

East By: Approved Layout Plots ம.பி.வ/ம(தி.க)எண்.128/87

South By: East to West 10.00m wide Road No.1 (Schedule -1)

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West By: North to South 7.20m wide Road No.9

(Schedule -9)

SCHEDULE–14

(S.No.21/1,T.S.No.1/3)

LAYOUTPARK-2

Measurements:

East to West in North:12.85m

East to West in South:12.55m

North to South in East:16.20m .and Slant a bit 1.95 m

North to South in West:16.40m

Extent= **221.72Sq.mt.**

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2

East By: Town Survey Ward.S, Block.3, T.S.No.9/5 & 9/6

South By: East to West 7.20m wide Road No.10 (Schedule -10)

West By: House plots.

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Registering Officer

SCHEDULE–15

(S.No.21/1,T.S.No.1/3)

TANGEDCO (A)

Measurements :

East to west in North = 10.80m

East to west in South = 10.80m

South to north in East = 6.50m

South to North in West = 6.50m

Total area : 70.20 Sq.mtr, Deduct Splay area 1.125 Sq.mtr

Balance Extent = **69.08 Sq.mtr**

Boundaries On :

North By: PUBLIC PURPOSE LAND (B)

East By: House Plots

South By: East to West 7.20 m wide Road No.10

(Schedule -10)

West By: North to South 7.20m wide Road No.9

(Schedule -9)

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SCHEDULE–16

(S.No.21/1,T.S.No.1/3)

PublicPurpose (B)

Measurements:

EasttoWestinNorth :10.80m

EasttoWestinSouth : 10.80m

Northto SouthinEast : 7.10m

NorthtoSouthinWest : 5.70m

Extent=**69.12Sq.mt**

Boundaries On :

North By: Town Survey Ward.S, Block.3, T.S.No.9/2

East By: House Plots

South By: TANGEDCO 'A'

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West By: North to South 7.20m wide Road No.9

(Schedule -9)

Witness :

1. [illegible] S/o, [illegible], 2/59, [illegible]
[illegible] - 627358

2. [illegible] S/o. P. Rajendran, 19, Vallai Thottam, Veeravanallur



Drafted by

Name of the Document Writer: P.RAVI
Address: 24/C/4, Chelliah Nadar Tower Upstairs,
Near Bandhan Bank,
S.N.High Road,
Tirunelveli Junction.
Mobile Phone No:9843225761
Licence No:A24TNV/1984

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2783 of 2023

I hereby certify that a sum of ₹ 10/- (Rupees Ten only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. பாலகிருஷ்ணன் residing at கதவு எண்.16, வாலாஜாபேட்டை வடக்குத்தெரு, தச்சநல்லூர், தச்சநல்லூர் அஞ்சல், Tirunelveli, Tamil Nadu, India, 627357.

Sub Registrar: Pettai
Date: 24/08/2023

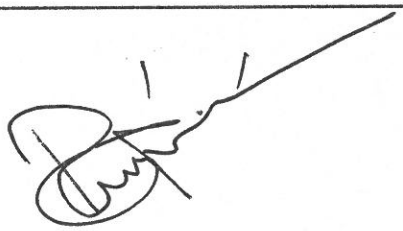
Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Pettai and fee of ₹ 8,710/- paid at 02:36 PM on the 24/08/2023 by

Left Thumb







Additions as per recitals of document

Execution admitted by

Left Thumb







Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:98282536fe68cfeee443278cdfbf34139fbd2b (**Details from UIDAI : BALAKRISHNAN PERUMAL S/O: Perumal, 11-04-1964, xxxxxxxx0022**)



24th day of August 2023

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MURUGAN C
Sub Registrar
Pettai

Registered as Number **R/Pettai/Book-1/3785/2023.**

Date: 24/08/2023
Pettai

MURUGAN C
Sub Registrar

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இந்திய அரசாங்கம்
Government of India



பாலகிருஷ்ணன் பெருமாள்
BALAKRISHNAN PERUMAL
பிறந்த நாள்/ DOB: 11/04/1964
ஆண் / MALE

2075 4363 0022

எனது ஆதார், எனது அடையாளம்

ஆதார்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: பெருமாள், 16/19,
வாலாஜாபேட்டை
வடக்குத்தெரு, சத்திரம்
புதுக்குளம், திருநெல்வேலி,
தமிழ் நாடு - 627358

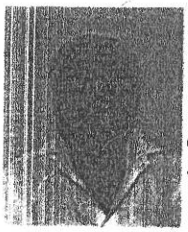
Address:
S/O: Perumal, 16/19,
VALAJAPETTAI NORTH
STREET, Chatrampudukulam,
Tirunelveli,
Tamil Nadu - 627358

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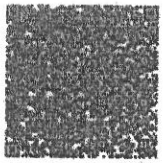
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இந்திய அரசாங்கம்
Government of India



மாரியப்பன் நாடாக்கண்ணு
Mariappan Nadakannu
தந்தை : நாடாக்கண்ணு
Father : NADAKANNU

பிறந்த நாள்/DOB: 21/05/1962
ஆண்பால் / Male



7199 2922 5010

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: நாடாக்கண்ணு, 2/59
பிள்ளையார் கோவில் தெரு, அழகநேரி
அழகனேரி, அழகனேரி, திருநெல்வேலி
தமிழ் நாடு, 627358

Address: S/O: Nadakannu,
2/59, PILLAIYAR KOVIL
STREET, ALAGANERI,
Alaganeri, Azhaganeri,
Tirunelveli, Tamil Nadu,
627358

7199 2922 5010

1947
1800 300 1947

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N. மாரியப்பன்

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RBknath

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Town and Country Planning Department
SouthByPass Road , Xaviercolony,Tirunelveli-627005

(Road Pattern)

ROC No. YKFOQ2CZ/2023/TCP

Date : 8/17/23 11:56 AM

To

Mr. BALAKRISHNAN,
16, VALAJA PETTAI NORTH STREET,
THACHANALLUR,
Tirunelveli -627358

Sir/ Madam,

Sub

Layout-DTCP -Comprised in T.S.No 1/3 ,Block No 4 ,Ward No
5 of Tirunelveli Ward , (vagaikulam village S F NO 21/1 pt)Tirunelveli LPA/Taluk,Tirunelveli District - 18713sqm(4.62 acre) - Extent - Layout Road Pattern approval reg.

Ref:
1.The layout proposal received through online vide reference dated 28.07.2023
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020
5.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarked as roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

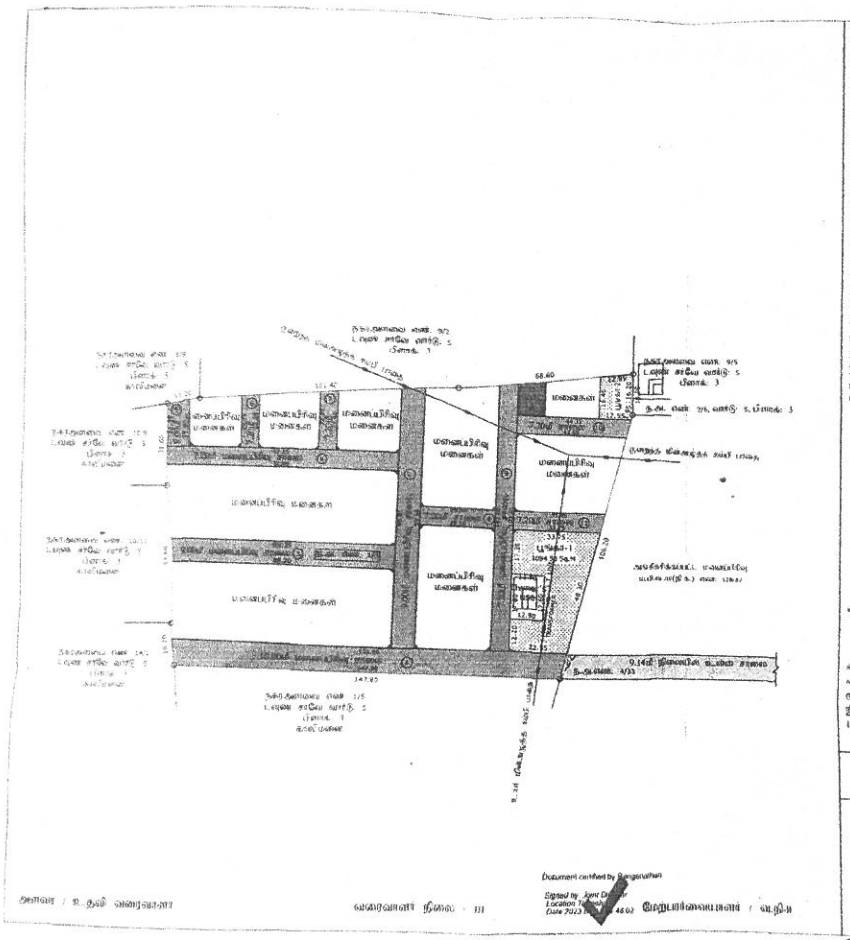
Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Document certified by Ranganathan.
Signed by: Joint Director
Location:Tirunelveli
Date:2023.08.17 11:56:51

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2 Fa Sheet
Registering Officer



Document certified by Rangarathan
Signed by Joint Director
Location Tirunelveli
Date 2023.04.03

அளவு : 1: தூல் வரைவுப்பா

வரைவாளர் நிலை - III

மேற்பார்வையாளர் / பெறுபர்

மனைப்பிரிவு வரைபடம்

மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருநெல்வேலி,
திருநெல்வேலி உள்ளூர் திட்டக்குழுமம்.

திருநெல்வேலி மாநகராட்சி, திருநெல்வேலி மாநகர், வாகைகுளம் கிராமம்,
சர்வே எண்: 21/1 பாகம், புதிய டவுண் சர்வே வார்டு: 5, பிளாக்: 3,
நகரமைவளை எண்: 1/3-ல் அமையும் குடியிருப்பு மனைப்பிரிவின்
சாலை அமைப்பு வரைபடம்

இணையதள விண்ணப்ப எண் YKFOO2CZ dated 28-07-2023
அளவு : 1:500

தரிப்பு

மனைப்பிரிவு இடத்தின் பரப்பு	-	18711.00 ச.மீ (4.62 ஏக்கர்)
உத்தேச மனைப்பிரிவு சாலைகளின் பரப்பு	-	3848.31 ச.மீ
மீதமுள்ள இடத்தின் பரப்பு	-	12864.69 ச.மீ
மொத்த மனைகள்	-	92
ஒதுக்கிய மனைகள் (EWS மனைகள் உட்பட)	-	48
சாதாரண மனைகள் (மனை எண்கள் 1 - 35, 60 - 88)	-	69
குறைந்த வருவாய் பிரிவினர் (LWS) மனைகள்	-	23
குறைந்த வருவாய் பிரிவினர் (EWS) மனைகளின் பரப்பு (மனை எண்கள் 37 - 59)	-	1397.28 ச.மீ. (10.03%)
மனைப்பிரிவு இடத்தின் எல்லை		
நிலையில் உள்ள சாலை		

மெது ஒதுக்கீடுகள்:-

திருநெல்வேலி மாநகராட்சிக்கு தான பத்திரம் மூலம் ஒப்படைப்பு செய்ய வேண்டிய பகுதி

i) உத்தேச மனைப்பிரிவு சாலைகள் மற்றும் மூலை முக்கு பரப்பு:-

1 - சாலை எண் 1 (10மீ அகல மனைப்பிரிவு சாலை)	-	1498.50 ச.மீ
2 - சாலை எண் 2 (9மீ அகல மனைப்பிரிவு சாலை)	-	892.58 ச.மீ
3 - சாலை எண் 3 (9மீ அகல மனைப்பிரிவு சாலை)	-	798.98 ச.மீ
4 - சாலை எண் 4 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	662.94 ச.மீ
5 - சாலை எண் 5 (9.00மீ அகல மனைப்பிரிவு சாலை)	-	154.68 ச.மீ
6 - சாலை எண் 6 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	143.82 ச.மீ
7 - சாலை எண் 7 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	160.74 ச.மீ
8 - சாலை எண் 8 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	208.80 ச.மீ
9 - சாலை எண் 9 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	742.32 ச.மீ
10 - சாலை எண் 10 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	313.20 ச.மீ
11 - சாலை எண் 11 (7.20மீ அகல மனைப்பிரிவு சாலை)	-	249.12 ச.மீ
மூலைமுடக்கு (1.50x1.50/2 - 21 எண்ணம்)	-	23.63 ச.மீ
உத்தேச மனைப்பிரிவு சாலைகள் மற்றும் மூலை முக்கு பரப்பு	-	5848.31 ச.மீ
ii) பூங்கா-1	-	1094.98 ச.மீ
பூங்கா-2	-	221.72 ச.மீ
பூங்காவின் மொத்த பரப்பு	-	1316.70 ச.மீ (10.23%)
iii)பொது உபயோகம் (TANGEDCO) ஒதுக்கீடு பரப்பு	-	69.08 ச.மீ (0.54%)
iv)பொது உபயோகம் (PUBLIC PURPOSE) ஒதுக்கீடு பரப்பு	-	69.12 ச.மீ (0.54%)
மூலை முக்கு - 7.20மீ, 9 மீ மற்றும் 10.00மீ சாலைக்கு	-	1.50மீ x 1.50மீ

பிந்தியவைகள்

1. மனைப்பிரிவின் வடிவு, மேலுள்ள தகவுகளுக்கு மாறுபட உரிய அனுமதிக் கோரியதையில் சாலையின் போக்கிற்கு அமைக்கப்பட வேண்டும்.

ம.வ.தி.உ.திகு எண்: /2023

உறுப்பினர் செயலர் / இணை இயக்குநர்
திருநெல்வேலி உள்ளூர் திட்டக் குழுமம் / மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருநெல்வேலி மாவட்டம்

Document No. 3785 of 2023 of Book 1
Contains 26 Sheets.
26 Sheet
Registering Officer

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
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+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.