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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

SouthByPass Road , Xaviercolony,Tirunelveli-627005

ROC No. AAAVQJ24/2025/TCP Date : 16/05/2025

From:

Joint Director / Deputy Director / Assistant Director

SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1.The President ,
Vijanarayanam Village Panchayat,
Tirunelveli District.

2.Thiru.M.Subbiah,
Sir/ Madam, 17th South Street,
Rajagobalapuram,
Vijianarayanam,
Thisayanvilai,
Tirunelveli District.

Sub : Residential Layout – District Town and Country Planning Office - Tirunelveli District – Thisayanvilai Taluk – Nanguneri Panchayat Union – Vijanarayanam village Panchayat, Vijanarayanam Part-I village, S.F.No.158/2 – Site extent 8616.00Sq.m. (2.13 Acre)- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Thiru.M.Subbiah online application No. AAAVQJ24, dated. 11.02.2025.
2. The Joint Director, District Town and country planning Office, Tirunelveli District online Letter No.AAAVQJ24 (Road pattern issued on 28.04.2025) .
3. Joint Director, Agriculture department, Tirunelveli, District Letter No.Ne2/2243/2025, dated: 03.04.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, dated: 24.12.2020.
5. Applicant Thiru.M.Subbiah letter, Dated:11.05.2025 (Gift deed document No.1380/2025 and 1381/2025, dated: 07.05.2025).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, dated: 09.12.2020
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14. Demand payment Request Letter, Dated:12.05.2025 (Requiring payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund).
15. Applicant Thiru.M.Subbiah payment paid on 13.05.2025 (Payment of Centage Charges, Development Charges, Subdivision Charges and Flag day fund dated:15.05.2025.).
16. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated: 14.10.2019.
17. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in Tirunelveli District, Thisayanvilai Taluk, Nanguneri Panchayat
Union, Vijanarayanam village Panchayat, Vijanarayanam Part-I village, S.F.No.158/2 – Site extent 8616.00Sq.m. (2.13 Acre)

In the continuation, with reference to the 2nd cited letter, road pattern for Residential layout has been issued by the Tirunelveli District Town and country planning
Office, dated.28.04.2025. Further the applicant Thiru.M.Subbiah has through gift deed the road, road splay areas and public purpose areas has been handed over to the
Vijanarayanam village Panchayat vide Gift deed document No.1380/2025 and 1381/2025, dated: 07.05.2025.
Hence, the Residential Layout has been approved and approval number is issued as L.P/TVLD No:SWP/40/2025 with below conditions.
Conditions:-
1. After obtaining the Layout map and original gift deed documents from the applicant and then completing the rules mentioned in the Government order
reference 10th and 17th cited, the local body should give final approval to the layout.
2. 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.
3. 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.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.
Special Conditions :-
1. (a)With reference to the 8th cited, 10th cited and 17th cited letter, 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.
(b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of
local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by
constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, Park area, local body
area, TANGEDCO area S.F.No., sub-division in favour concern local body.
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 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
4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-Planned area rule- 3 it has been requested to collect Rs.1000/- as
scrutiny fee for each plots. And under rule -9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final
approval
Head of Account:
0217 Urban Development –
60 Other Urban Development Schemes –
800 Other Receipts –
AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees –
09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14/CB dated: 04.07.2014 states 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
Department is not the right organization to decide this".
6. 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 | 12929 | 11/02/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 12000.00 | 13/05/2025 |
| 4 | Development Charges | 17232.00 | 13/05/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 16000.00 | 13/05/2025 |

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

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# 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.