PP APPROVAL RECORD

Planning Permission

Thengamputhoor, Agastheeswaram taluk
Dindigul district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

ROC No. K83EGXHI/2025/TCP Date : 24/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Nagercoil Collectorate Campus, Nagercoil, Kanniyakumari District, Pin 629 001

To :

The Commissioner,
Nagercoil City Municipal Corporation,
Nagercoil
Kanyakumari District.

Sir/ Madam,

Sub : Residential Sub division - District Town and Country planning office - Kanyakumari District - Nagercoil Local Planning Area - Agastheeswaram Taluk - Nagercoil City Municipal Corporation – Thengamputhoor Village - R.S.Nos. 307/6A4B2, 6B3B - Extent of site 1618.00 sq.m – Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicant, Thiru.S.Vignesh submitted the application for the Residential Sub division through online application No: K83EGXHI/2025,
dated: 04.08.2025.
2. District Town and country planning Office, Kanyakumari District Letter No. K83EGXHI/2025, (Road pattern issued on dated: 09.09.2025).
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020 dated: 24.12.2020.
4. Applicant, Thiru.S.Vignesh Dated: 15.09.2025. (Gift deed document No: 3765/2025, dated: 11.09.2025)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, dated: 23.09.2020
8. G.O.181, Housing and Urban Development Department, dated: 09.12.2020 .
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, dated: 07.01.2022.
12. Demand payment Request Letter through online, Dated: 09.09.2025 & 22.09.2025 (Requiring payment of OSR Fee & Centage Fee,
Development Charge and Sub division charge).
13. Applicant Thiru.S.Vignesh amount paid through online letter, dated:15.09.2025 & 22.09.2025 (Payment paid of OSR Fee & Centage Fee,
Development Charge and Sub division charge).
14. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, dated: 14.10.2019.
15. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

With reference to the 1st Cited letter, applicant have requested for the approval of Residential Layout Sub division in Kanyakumari District,
Nagercoil Local Planning Area, Agastheeswaram Taluk, Nagercoil City Municipal Corporation, Thengamputhoor Village, R.S.Nos : 307/6A4B2,
6B3B area of site 1618.00 sq.m.
In continuation, with reference to the 2nd cited letter, road pattern for residential layout Sub Division has been issued by the Member
Secretary on 09.09.2025.. Further the Applicant, Thiru.S.Vignesh, has through gift deed the road, road splay area has been handed over to

the local body on 11.09.2025. Hence, this residential layout Sub Division has been approved with below conditions.
Conditions:
1.As per the condition, the Sub division has been approved and approval number is issued as Planning Permission No.56/2025 and SWP
/L.P/NLPA(Sub division) No: 44/2025 and enclosed with 2 set of original maps has been forwarded with it for further action.
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 9th it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update on Tamilnilam
website.
Special Conditions :-
1. (a)With reference to the 4th cited, 6th cited and 13th 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 7th cited and 8th cited letter, the concern local body must issue the final approval After transfer of earmarked
road 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. 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.

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

Enclosure
Drawing -2 Set
To

1. Thiru. S Vignesh,
   S/O Mr.Sekar,
   93A/ 1, Vattavilai,
   Edalakudy,
   Nagercoil-629 002

2. Office Record.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2427	04/08/2025
2	OSR Fee		
3	Centage Charges	2400.00	22/09/2025
4	Development Charges	3236.00	22/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4800.00	22/09/2025

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

Kanniyakumari 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.