

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

**Layout Approval**

ISSUING AUTHORITY

**Rural Panchayat**

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.

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

51,West car street, Thoothukudi- 628 002.



ROC No. 65U6SCQ6/THOOTHUKUDI/2025/2025/TCP

Date : 11/09/2025

From:

Joint Director / Deputy Director / Assistant Director  
51,West car street, Thoothukudi- 628 002.

To :

The Block Development Officer/Special Officer,  
Maravanmatam Panchayat,  
Thoothukudi Panchayat Union,  
Thoothukudi.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk –Thoothukudi Local Planning Authority – Thoothukudi Panchayat Union – Maravanmatam Panchayat/ Village – S.F.No. 90/1O, 90/1P, 90/1Q, 90/1V, 90/1W, 90/1X, 90/1Y– Site Extent of 1732.00 Sq.m. (42.80 Cent) - Planning Permission issued - forwarded for further action – Regarding

Ref : 1. The Applicant Thiru. Brijesh Dubey And Brijesh Chandra Tiwari And Ganesh Application No. 65U6SCQ6/THOOTHUKUDI/2025, Dated:27.05.2025.  
2. Assistant Director District Town and Country Planning Office Letter 65U6SCQ6 /THOOTHUKUDI/2025 Thoothukudi, Road Pattern Issued on dated: 28.06.2025.  
3. Applicant Thiru. Brijesh Dubey And Brijesh Chandra Tiwari And Ganesh Letter Gift deed (Local Body) document No.5392/2025, dated:26.08.2025 and Gift deed (TANGEDCO) document No.5393/2025, dated: 26.08.2025.  
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.  
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.  
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.  
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.  
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.  
9. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.  
13. Demand Payment Request letter dated 09.09.2025 (Requiring payment of Payment of Centage Charge, development charge, Sub division Charge)  
14. Applicant Thiru. Brijesh Dubey And Brijesh Chandra Tiwari And Ganesh letter dated 09.09.2025 (Payment of Centage Charge, development charge, Sub division Charge).  
15. LPA resolution No.12 dated 15.11.2022.

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Subdivision in Thoothukudi Local Planning Area, Thoothukudi District, Thoothukudi Taluk, Thoothukudi Panchayat Union, Maravanmatam Panchayat / Maravanmatam Village - S.F. Nos. 90/1O, 90/1P, 90/1Q, 90/1V, 90/1W, 90/1X, 90/1Y having a Site Extent of 1732.00 Sq.m (42.50 cent)

In the continuation, with reference to the letter in the 2nd cited, Road Pattern for Residential Layout has been

issued by the Assistant Director,  
Thoothukudi District Town and Country Planning on 28.06.2025. Further the applicant has submitted gift deed of road and road  
splay areas by  
handing over to the local body on 26.08.2025. Hence, this residential layout is given approval with following conditions.

1.As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT  
NO: 151/2025  
and PLANNING PERMISSION NO: 92/2025 enclosed with 2 set of original maps and gift deeded documents 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 proceedings to this office  
immediately.

3. After the approval of the local body. It is requested to send the Approved Residential Sub division 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 having receipt of maps and proceeding orders.

5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in  
Tamil nilam  
website special conditions.

Special Conditions:

a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the village  
panchayat/Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads,  
storm water  
drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority  
along with  
approval of local body shall be issued to the applicants directly.

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 streetlights 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,  
area reserved for public purpose in favor of concerned 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 any dispute arises over  
individual rights  
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.

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

Scrutiny Charges - Rs. 2598.00, Dated: 27.05.2025.  
OSR Charges - Rs. 15724.00, Dated: 30.07.2025.  
Centage Charges - Rs. 2400.00, Dated: 10.09.2025.  
Development Charges - Rs. 3464.00, Dated: 09.09.2025.  
Sub Division Charge - Rs. 3200.00, Dated: 09.09.2025.

Enclosure

Layout Original Map and Condition - 2 sets

Gift deed document no. 5392/2025, dated: 26.08.2025 (Original)

Copy to

1. Thiru. Brijesh Dubey And Brijesh Chandra Tiwari And Ganesh  
No. 107/18C,  
Millerpuram, Chidambaranagar,  
Thoothukudi - 628008.

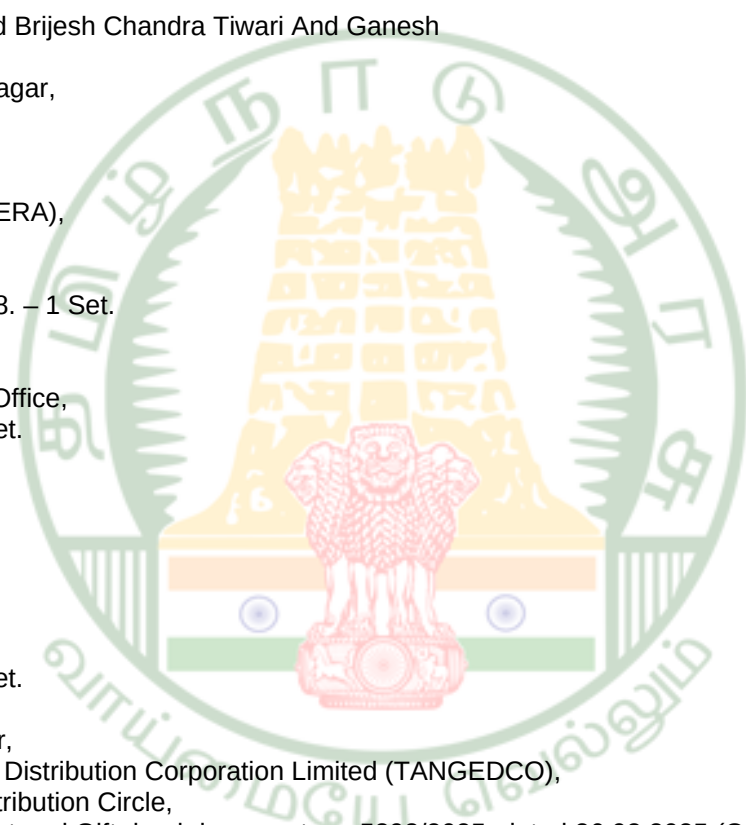
2. Tamil Nadu Real Estate  
Regulatory Authority (TNRERA),  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008. – 1 Set.

3. Sub-Register,  
Pudukkottai Sub-Register Office,  
Thoothukudi District. – 1 Set.

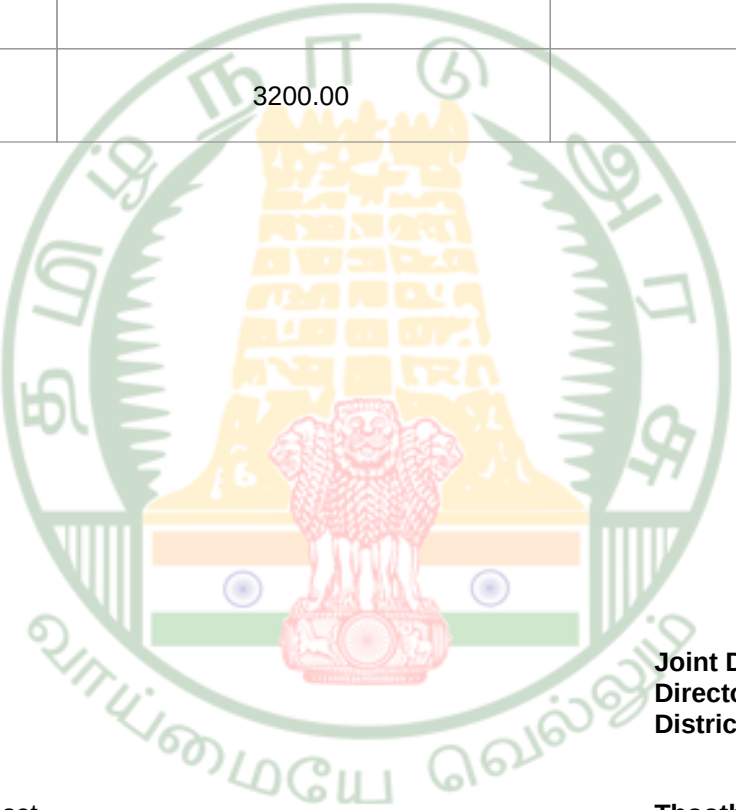
4. Assistant Director,  
Survey Land Records,  
Thoothukudi. – 1 Set

5. Tahsildar,  
Thoothukudi Taluk,  
Thoothukudi District. – 1 Set.

6. Superintendent Engineer,  
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),  
Thoothukudi Electricity Distribution Circle,  
Thoothukudi District. – 1 Set and Gift deed document no. 5393/2025, dated: 26.08.2025 (Original)



| S.No | Description of Charges | Amount  | Receipt No and Date |
|------|------------------------|---------|---------------------|
| 1    | Scrutiny fee           | 2598    | 27/05/2025          |
| 2    | OSR Fee                |         |                     |
| 3    | Centage Charges        | 2400.00 | 09/09/2025          |
| 4    | Development Charges    | 3464.00 | 09/09/2025          |
| 5    | Display Board Charges  |         |                     |
| 6    | Satellite town charge  |         |                     |
| 7    | Sub Division Charge    | 3200.00 | 09/09/2025          |



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

Thoothukkudi District.

Enclosure

1.Layout original map and Condition – 2 set

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

