

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

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. 77P8OM8J/THOOTHUKUDI/2025/TCP/2026/TCP

Date : 07/02/2026

From:

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

To :

The President / Special Officer,
Appaneri Panchayat / Block Development Officer
Kuruvikulam Panchayat Union,
Kovilpatti Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Taluk – Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres) –Technical Clearance issued - forwarded for further action – Regarding.

Ref : 1. The Applicant M/s Smart Realtors, Application No. 77P8OM8J / THOOTHUKUDI / 2025, Dated: 08.11.2025.
2. Assistant Director, District Town and Country Planning Office, Thoothukudi, Letter No: 77P8OM8J / THOOTHUKUDI / 2025 / TCP, Road Pattern Issued on dated: 03.12.2025.
3. Applicant M/s Smart Realtors, Letter Gift deed (Local Body) document No. 340/2026, dated: 20.01.2026 and Gift deed (TANGEDCO) document No.341/2026, dated: 20.01.2026.
4. Joint Director Agricultural department, Thoothukudi District Roc No. T3/12734/2025, Dated: 30.01.2024
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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, 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.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 3.12.2025 & 23.01.2026 (Requiring payment of OSR fees Centage Charge, Development charge, and Subdivision Charge)
16. Applicant M/s Smart Realtors, letter dated 22.01.2026 & 26.01.2026 (Payment of OSR fees ,Centage Charge, development charge, Sub division Charge).

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Thoothukudi District – Kovilpatti Taluk – Appaneri Panchayat & Village – S.F.No. 229/2A - Site Extent of 5950.00sqm (1.47 Acres).

In the continuation, with reference to the letter in the 2nd cited, Road pattern for residential layout has been issued by the Assistant Director,

District Town and Country Planning Office, Thoothukudi on 3.12.2025. Further the applicant has submitted gift deed of Road and Road splay areas and PP-1 site area by handing over to the local body on 14.01.2026. 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. 18 /2026

and 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 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 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 Tahsildar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(1)], if the located site lies in the 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 street lights etc., as per the standards specified

by the local body.

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.

2. 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 plot. 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)

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, is any dispute arising 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. 8925/- Dated: 8.11.2025
Centage Charges - Rs. 14700/- Dated: 26.01.2026.
Development Charges - Rs. 11900/- Dated: 26.01.2026.
Sub Division Charges - Rs. 19600/- Dated: 26.01.2026
OSR Fees . - Rs. 27501/- Dated: 22.01.2026
Flag day fees - Rs. 3000/- Dated: 02.02.2026

Enclosure

Layout Original Map and Condition - 2 sets

Gift deed document no. 340/2026, dated: 20.01.2026 (Original)

Copy to

1.M/s Smart Realtors,
3B3,1L Blackers Road,
Mount Road ,
Chennai-600 002

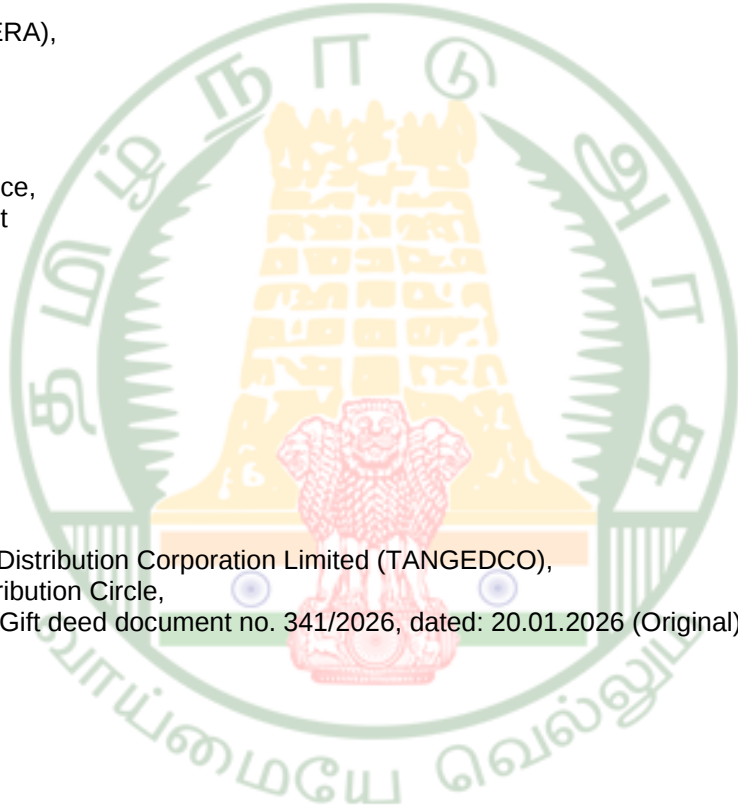
2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
Anna Nagar,
Chennai - 600 040 – 1 Set

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

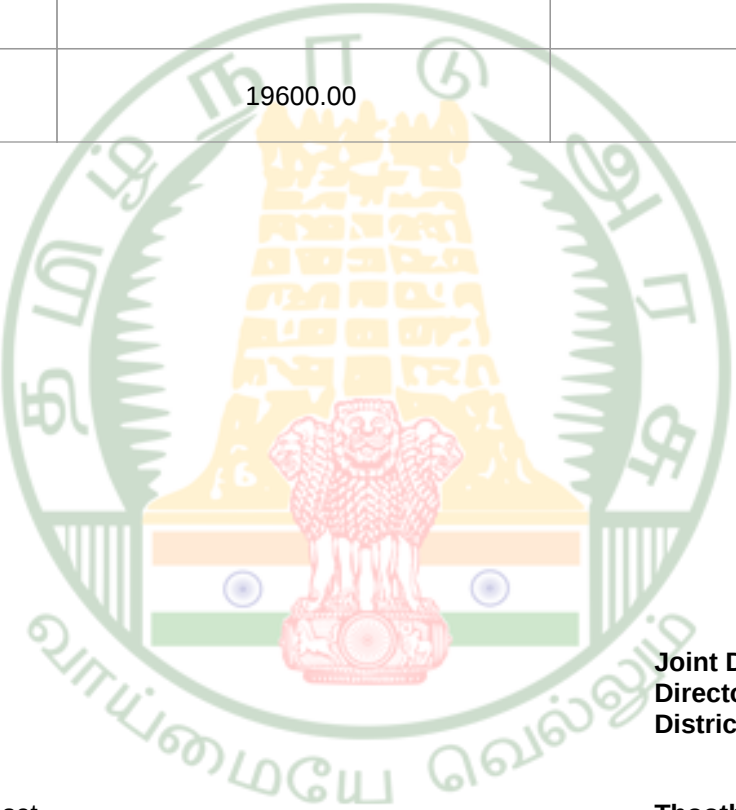
4.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

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

6.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Thoothukudi Electricity Distribution Circle,
Tenkasi District– 1 Set and Gift deed document no. 341/2026, dated: 20.01.2026 (Original)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8925	08/11/2025
2	OSR Fee		
3	Centage Charges	14700.00	26/01/2026
4	Development Charges	11900.00	26/01/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	19600.00	26/01/2026



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

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

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

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.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

