

PP

APPROVAL RECORD

Planning Permission

Chatramputhukulam
Tirunelveli 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.

Town and Country Planning Department(Planning Permission)

SouthByPass Road , Xaviercolony,Tirunelveli-627005



ROC No. 5DB8PWET/2024/TCP

Date : 18/12/2024

From:

Joint Director / Deputy Director / Assistant Director
SouthByPass Road , Xaviercolony,Tirunelveli-627005

To :

1. The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.
2. M/s.Sameera Estates Pvt. Ltd., &4 Others,
Sir/ Madam, Sameera 117 Township,
Veeraraghavapuram,
Poonamallee to Avadi Main Road,
Chennai.

Sub : Residential Layout - Office of the Tirunelveli District Town and Country Planning – Application received for the approval of Layout - Tirunelveli District, Tirunelveli Local Planning area - Tirunelveli Corporation - Thatchanallur ward - Chatramputhukulam Village - Ward-A, Block-19, T.S.No.44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) – Site Extent–19.04 Acres (77050.00 sq.m) - Technical concurrence issued by Directorate of Town and Country Planning -Planning Permission issued - forwarded for further action - Reg.

- Ref :
1. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others, Online Application No. 5DB8PWET / 2024 / TCP6, Dated:15.07.2024, 21.10.2024, 09.11.2024 & 05.12.2024.
 2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: 5DB8PWET / 2024 / TCP6, dated:11.12.2024.
 3. The Joint Director, Tirunelveli District Town and Country Planning Office Inspection Report Dated:23.07.2024.
 4. Online Application No. 5DB8PWET/2024/TCP6, dated:28.11.2024 (Road pattern issued)
 5. Applicant M/s.Sameera Estates Pvt. Ltd., & 3 Others, Gift Deed No.2010/2024, Dated:03.12.2024.
 6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
 7. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019
 8. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
 9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
 10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
 11. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
 12. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
 13. Circular ROC No: 13686/2017/LA-1,dated.08-09-2017 of Director of Town and Country Planning.
 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.16.12.2024.
 16. Applicant M/s. Sameera Estates Pvt. Ltd., & 3 Others fees remittance letter dated.17.12.2024 & 18.12.2024 (Flag day Fund).
 17. Tirunelveli Local Planning Authority Meeting Resolution No: 123, Date:19.08.2024.

1. With reference to the 1st Cited letter, the applicant has requested for the Planning Permission for the proposed residential layout in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli Corporation, Thatchanallur ward, Chatramputhukulam Village, Ward-A, Block-19, T.S.No.44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 47, 48/1, 48/3, 48/4 (Old S.F.Nos. 615/1, 615/3, 616, 617/1, 617/2, 617/3, 617/4, 617/5, 617/6, 617/7, 618, 619/1 & 619/2) Site Extent 19.04 Acres (77050.00

sq.m).

2. The Technical Concurrence for the above said Residential Layout proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and numbered as LP/DTCP No.92/2024.

3. The approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local body.

4. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

5. Also, the local body is requested to send a copy of approved layout, to the registration department and department of survey and land records for appropriate action/information.

6. The local body is requested to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1. The flow of the field Channel passing through the site of the layout must be retained in its original course and must not be encroached upon.

2. The applicant must construct the proposed culverts across the field channel which passes through the layout at all locations where the road crosses it, at his own cost.

3. With reference to the 7th, 8th and 11th cited Government orders, "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 the 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".

4. Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

5. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in favor of concern local body.

6. 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.

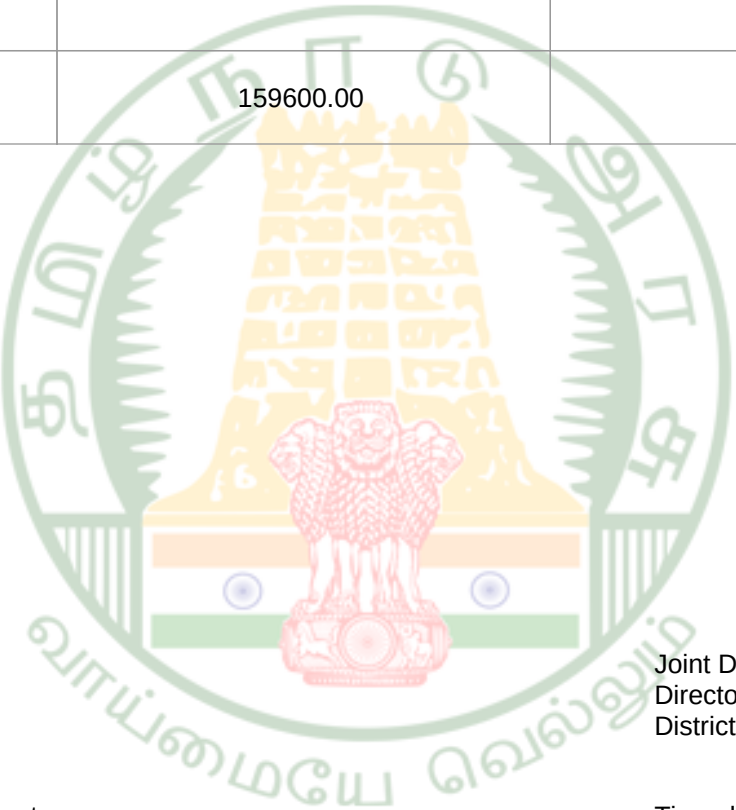
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, 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 dispute arises 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.

8. 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	115515	15/07/2024
2	OSR Fee		
3	Centage Charges	79800.00	17/12/2024
4	Development Charges	154100.00	17/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	159600.00	17/12/2024



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

Tirunelveli 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.

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.

